

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address RoseAnn Frazee (SBN: 262516) Frazee Law Group 5133 Eagle Rock Blvd Los Angeles, CA 90041 Phone: (323) 274-4287 Fax: (323) 967-7600 rfrazee@frazeeelawgroup.com</p> <p><i>Respondent appearing without attorney</i> <i>Attorney for Respondent: Mary Alida Luzuriaga</i></p>	<p>FOR COURT USE ONLY</p>
<p align="center">UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION</p>	
<p>In re:</p> <p>Mary Alida Luzuriaga</p> <p align="right">Debtor(s).</p>	<p>CASE NO.: 2:22-bk-10291-SK CHAPTER: 13</p> <p align="center">RESPONSE TO MOTION REGARDING THE AUTOMATIC STAY AND DECLARATION(S) IN SUPPORT</p> <p>DATE: March 16, 2022 TIME: 8:30 a.m. COURTROOM: 1575 PLACE: 255 East Temple Street Los Angeles, CA 90012</p>
<p>Movant: U.S. Bank Trust National Association as Trustee of the Chalet Series IV Trust, its successors and/or assignees</p>	

Respondent: ☒ Debtor ☐ trustee ☐ other:

NOTE REGARDING FILING AND SERVICE OF RESPONSE, EXHIBITS AND DECLARATIONS:

A copy of the Response, exhibit(s) and declaration(s) must be served upon:

- (1) Movant's attorney (or Movant, if Movant does not have an attorney);
- (2) the trustee; and
- (3) the judge who presides over this bankruptcy case.

Then the document must be filed with the court.

1. ☐ **NONOPPOSITION**

The Respondent does not oppose the granting of the Motion.

2. ☐ **LIMITED OPPOSITION**

- a. ☐ Respondent opposes the Motion only to the extent that it seeks immediate relief from stay. Respondent requests that no lock out, foreclosure, or repossession take place before (date): _____ and the reason for this request is (specify): _____
- b. ☐ As set forth in the attached declaration of the Respondent or the Debtor, the motion is opposed only to the extent that it seeks a specific finding that the Debtor was involved in a scheme to hinder, delay or defraud creditors.
- The Debtor:
- (1) ☐ has no knowledge of the Property.
- (2) ☐ has no interest in the Property.
- (3) ☐ has no actual possession of the Property.
- (4) ☐ was not involved in the transfer of the Property.
- c. ☐ Respondent opposes the Motion and will request a continuance of the hearing since there is an application for a loan modification under consideration at this time. Evidence of a pending loan modification is attached as Exhibit _____.

3. ☒ **OPPOSITION:** The Respondent opposes granting of the Motion for the reasons set forth below.

- a. ☐ The Motion was not properly served (specify):
- (1) ☐ Not all of the required parties were served.
- (2) ☐ There was insufficient notice of the hearing.
- (3) ☐ An incorrect address for service of the Motion was used for (specify): _____
- b. ☒ Respondent disputes the allegations/evidence contained in the Motion and contends as follows:
- (1) ☒ The value of the Property is \$769,000.00 _____, based upon (specify):
The property report obtained by the Debtor. See Declaration of Mary Alida Luzuriaga.
- (2) ☒ Total amount of debt (loans) on the Property is \$554,214.80 _____.
- (3) ☐ More payments have been made to Movant than the Motion accounts for. True and correct copies of canceled checks proving the payments that have been made are attached as Exhibit _____.
- (4) ☐ There is a loan modification agreement in effect that lowered the amount of the monthly payments. A true and correct copy of the loan modification agreement is attached as Exhibit _____.
- (5) ☐ The Property is necessary for an effective reorganization. Respondent filed or intends to file a plan of reorganization that requires use of the Property. A true and correct copy of the plan is attached as Exhibit _____.
- (6) ☐ The Property is fully provided for in the chapter 13 plan and all postpetition plan payments are current. A true and correct copy of the chapter 13 plan is attached as Exhibit _____ and proof that the plan payments are current through the chapter 13 trustee is attached as Exhibit _____.
- (7) ☐ The Property is insured. Evidence of current insurance is attached as Exhibit _____.

- (8) ☐ Movant's description of the status of the unlawful detainer proceeding is not accurate.
- (9) ☒ Respondent denies that this bankruptcy case was filed in bad faith.
- (10) ☐ The Debtor will be prejudiced if the Nonbankruptcy Action is allowed to continue the nonbankruptcy forum.
- (11) ☒ Other (*specify*): The Debtor's bankruptcy filing is not part of a scheme to delay, hinder, or defraud. The Debtor's past bankruptcy filings were dismissed due to negligence on the part of her attorneys.

c. ☒ Respondent asserts the following as shown in the declaration(s) filed with this Response:

- (1) ☐ The bankruptcy case was converted from chapter _____ to chapter _____.
- (2) ☐ All postpetition arrearages will be cured by the hearing date on this motion.
- (3) ☐ The Property is fully provided for in the chapter 13 plan and all postpetition plan payments
☐ are current, or ☐ will be cured by the hearing date on this motion.
- (4) ☐ The Debtor has equity in the Property in the amount of \$_____.
- (5) ☒ Movant has an equity cushion of \$214,785.20 or 38.75% which is sufficient to provide adequate protection.
- (6) ☐ The Property is necessary for an effective reorganization because (*specify*):
- (7) ☒ The motion should be denied because (*specify*):
The Debtor is postpetition current on her mortgage and the creditor is adequately protected due to the equity cushion on the property.
- (8) ☒ An optional memorandum of points and authorities is attached in support of this Response.

4. EVIDENCE TO AUTHENTICATE EXHIBITS AND TO SUPPORT FACTS INSERTED IN THE RESPONSE:

Attached are the following documents in support of this Response:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Declaration by the Debtor | <input type="checkbox"/> Declaration by the Debtor's attorney |
| <input type="checkbox"/> Declaration by trustee | <input type="checkbox"/> Declaration by trustee's attorney |
| <input type="checkbox"/> Declaration by appraiser | <input type="checkbox"/> Other (<i>specify</i>): |

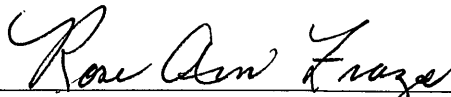
Date: 3/1/2022

Frazee Law Group

Printed name of law firm for Respondent (if applicable)

RoseAnn Frazee

Printed name of individual Respondent or attorney for Respondent



Signature of individual Respondent or attorney for Respondent

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:
155 North Lake Avenue, 8th Floor, Pasadena, CA 91101

A true and correct copy of the foregoing document entitled: **RESPONSE TO MOTION REGARDING THE AUTOMATIC STAY AND DECLARATION(S) IN SUPPORT** will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (date) 03/01/2022, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:
Debtor's Attorney: RoseAnn Frazee roseann@frazeeelawgroup.com
Chapter 13 Trustee: Kathy A Dockery EFiling@LATrustee.com
United States Trustee (LA): ustregion16.la.ecf@usdoj.gov
Secured Creditor U.S. Bank Trust National Association: Erica T Loftis bknotifications@ghidottiberger.com
Creditor: Thomas B Ure tbuesq@aol.com, urelawfirm@jubileebk.net, tom@ecf.courtdrive.com

☐ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (date) 03/01/2022, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Attorney for Movant:	Chapter 13 Trustee	United States Bankruptcy Judge
Erica Loftis, Esq.	Kathy A. Dockery	Honorable Sandra R. Klein
Adam P. Thursby, Esq.	801 Figueroa Street, Suite 1850	255 E. Temple Street, Suite 1582
GHIDOTTI BERGER LLP	Los Angeles, CA 90017	Los Angeles, CA 90012
1920 Old Tustin Ave.		
Santa Ana, CA 92705		

☐ Service information continued on attached page


3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (date) _____, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

03/01/2022
Date

Denali Purvis
Printed Name


Signature

1 RoseAnn Frazee (SBN 262516)
2 FRAZEE LAW GROUP
3 5133 Eagle Rock Blvd
4 Los Angeles, CA 90041
5 Telephone: (323) 274-4287
6 Facsimile: (323) 967-7600

7 Attorney for Debtor: Mary Alida Luzuriaga

8 **UNITED STATES BANKRUPTCY COURT**
9 **CENTRAL DISTRICT OF CALIFORNIA – LOS ANGELES DIVISION**
10

11 In re:

12 Mary Alida Luzuriaga,
13
14
15 Debtor.
16
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18
19

Case No.: 2:22-bk-10291-SK

Chapter 13

**MEMORANDUM OF POINTS AND
AUTHORITIES IN SUPPORT OF
RESPONSE TO MOTION FOR RELIEF
FROM STAY**

Date: March 16, 2022

Time: 8:30 a.m.

Courtroom: 1575

Place: 255 E. Temple Street
Los Angeles, CA 90012

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I. INTRODUCTION

On January 19, 2022, the Debtor Mary Alida Luzuriaga (“Debtor”) filed the instant petition in pro per. On February 2, 2022, the Debtor retained Frazee Law Group to file the remaining paperwork and help the Debtor complete her Chapter 13 case.

The Debtor has filed four prior bankruptcy cases. The Debtor received a Chapter 7 discharge from her first filing, case number 2:16-bk-20351. The subsequent three filings were dismissed due to the negligence of the Debtor’s attorneys. See Declaration of Mary Alida Luzuriaga, ¶3-6.

The real property located at 725 S. Valinda Avenue, West Covina, CA 91790 (“Subject Property”) is valued at approximately \$769,000.00. The only lien encumbering the Subject Property is held by the Movant and the balance is approximately \$554,214.80 leaving an equity cushion of \$214,785.20 or 38.75%. The Debtor has made the postpetition mortgage payments for the months of February and March 2022. See Declaration of Mary Alida Luzuriaga, ¶1-2 and Exhibit A and B.

II. ARGUMENTS

A. The Movant is Adequately Protected.

Where the secured creditor is oversecured, the secured creditor is protected by the value of the collateral exceeding the amount of the secured creditor’s claim. The equity cushion shields the creditor from loss due to any decrease in value of the collateral during the period the stay remains in effect. In re Mellor., (9th Cir. 1984) 734 F2d 1396.

In this case, the Subject Property is valued at about \$769,000.00 and the Movant’s

claim is only \$554,214.80 leaving an equity cushion of \$214,785.20 or 38.75%. The Ninth Circuit has held that a 20% equity cushion adequately protects a creditor's security interest. In re Mellor., (9th Cir. 1984) 734 F2d 1396, 1401. See Declaration of Mary Alida Luzuriaga, ¶2 and Exhibit B.

In addition, the Debtor has been making her postpetition mortgage payments. Copies of the Debtor's February and March mortgage payments are attached to this Response. See Declaration of Mary Alida Luzuriaga ¶1 and Exhibit A. Therefore, the Movant is adequately protected.

B. The Filing of the Petition is Not Part of a Scheme to Delay, Hinder, and Defraud Creditors.

Before §362(d)(4) in rem relief can be granted, the court must find that the party seeking stay relief is a creditor whose claim is secured by a security interest in the real property. The court must also find that the filing of the debtor's case was part of "a scheme to delay, hinder, or defraud creditors" that involves either the transfer of all or part ownership of the real property without the secured creditor's consent or court approval; or multiple bankruptcy filings affecting such real property. In re First Yorkshire Holdings, Inc. (9th Cir. BAP 2012) 470 BR 864. The court must affirmatively find all elements are present before granting §362(d)(4) relief. Id. at 870-71.

However, the Ninth Circuit BAP has determined that the fact the debtor filed multiple bankruptcies over an extended period of time does not justify finding a "scheme" for the purposes of §362(d)(4). Instead, evidence must be presented that the bankruptcy filings were designed or executed in a manner to delay, hinder or defraud

creditors. In re Jimenez (9th Cir. BAP 2020) 613 BR 537.

In this case, the Movant has presented no evidence that the Debtor's bankruptcy filings were designed or executed in a manner to delay, hinder or defraud creditors. The only evidence that Movant has provided for §362(d)(4) in rem relief are the existence of the prior bankruptcy filings. As the Debtor notes in her declaration, the Debtor filed her previous bankruptcies because of financial hardship she suffered due to her previous employer not paying her, not as a scheme to delay, hinder or defraud creditors. The Debtor's previous bankruptcies were dismissed due to the negligence of her prior attorneys. See Declaration of Mary Alida Luzuriaga, ¶3-6.

III. CONCLUSION

Based on the foregoing, the Movant's motion to lift the automatic stay should be denied. The Movant is adequately protected and this bankruptcy was not filed as a scheme to delay, hinder or defraud creditors.

Dated: March 1, 2022

Frazee Law Group

By: Rose Ann Frazee
RoseAnn Frazee
Attorney for Debtor

RoseAnn Frazee (SBN: 262516)
FRAZEE LAW GROUP
5133 Eagle Rock Blvd
Los Angeles, CA 90041
Phone: (323) 274-4287
Fax: (323) 967-7600
rfrazee@frazee-lawgroup.com

Attorney for Debtor

UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA – LOS ANGELES DIVISION

IN RE:

Mary Alida Luzuriaga,

Debtor.

Case No.: 2:22-bk-10291-SK

Chapter 13

**DECLARATION OF MARY ALIDA
LUZURIAGA IN SUPPORT OF RESPONSE TO
MOTION FOR RELIEF FROM STAY**

Date: March 16, 2022

Time: 8:30 a.m.

Courtroom: 1575

Place: 255 E. Temple Street
Los Angeles, CA 90012

DECLARATION OF MARY ALIDA LUZURIAGA

I, Mary Alida Luzuriaga, am the Debtor in this case. I have personal knowledge of the matters set forth in this declaration and, if called upon to testify, I could would competently testify thereto.

1. I am current on my postpetition mortgage payments. Proof of my February and March 2022 mortgage payments are attached as Exhibit A.

1 2. I have also obtained a property report for my real property located at 725 S. Valinda
2 Avenue, West Covina, CA 91790 ("Subject Property"). The property report values the Subject
3 Property at approximately \$769,000.00 leaving an equity cushion of \$214,785.20 depending on the
4 amount of the Movant's claim. A true and correct copy of the property report is attached as Exhibit B.

5 3. My previous bankruptcy filings were not part of a scheme to delay, hinder, or defraud
6 creditors. I had to file because I was in financial hardship due to one of my previous employers not
7 paying my professional services on time. I received a discharge in my chapter 7 bankruptcy, case
8 number 2:16-bk-20351, on November 18, 2016.

9 4. I retained Neil R. Hedtke ("Hedtke") to represent me in my chapter 13 filings in 2017.
10 Hedtke filed two bankruptcy cases for me, case numbers 2:17-bk-17592-SK and 2:17-bk-20067-WB.
11 However, Hedtke failed to file the required paperwork and as a result both cases got dismissed. A true
12 and correct copy of the dockets for both cases are attached as Exhibit C.

13 5. In 2019, I retained Thomas B Ure ("Ure") to file another chapter 13 case on my behalf.
14 The case Ure filed was case number 2:19-bk-14089-VZ. While Ure filed the appropriate paperwork,
15 he failed to inform me about the need to make chapter 13 plan payments, nor did he explain how to
16 make those plan payments. Ure also failed to timely respond to the chapter 13 trustee objections. The
17 case was ultimately dismissed for failure to make plan payments among other issues. A true and
18 correct copy of the court docket is attached as Exhibit D.

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22 I declare under penalty of perjury under the laws of the State of California that the foregoing is
23 true and correct and that this declaration is executed on March 1, 2022, in West Covina, California.

24
25
26 By 
27 Mary Alida Luzuriaga
28

Exhibit A

View Online Payments

This page will allow you to view all payments made through this website, manage currently scheduled payments and manage your checking account information used to make payments.

Bank Accounts

Update your existing bank account information or add additional bank accounts.

Manage Bank Accounts

Scheduled Payments

No payments have been scheduled on your account. Click here to make a [New Payment](#).

Online Payment History

These are the past six months of payments that have processed through the online payment system.

Loan	Account	Amount	Payment Date
XXXXXXXX2422	SOUTHERN CALIFORNIA EDISON CO FCU	\$1,597	2/10/2022

- Accounting Off
- Services
- Make Payment
- View Online Payments
- Billing Statements
- Loan Activity
- Loan Status
- Loan Quote
- Year End Tax
- Personal Information
- Change Profile
- Change Username
- Change Password
- Change Secret Question
- Manage Alerts
- Privacy Policy
- Terms and Conditions
- NSC Home
- Contact

View Online Payments

This page will allow you to view all payments made through this website, manage currently scheduled payments and manage your checking account information used to make payments.

Bank Accounts

Update your existing bank account information or add additional bank accounts.

[Manage Bank Accounts](#)

Scheduled Payments

These are the scheduled payments that exist on your account. Active payments are processed by the online payment system and will appear below when completed. Payments cannot be edited or deleted after they are processed on the day they are scheduled to be paid.

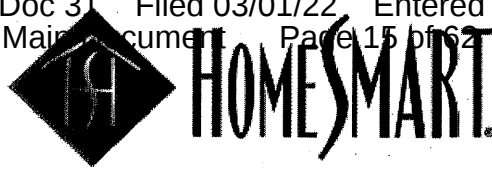
Loan	Account	Amount	Frequency	Occurrences	Payment Date	Edit	Delete
XXXXXX2422	SOUTHERN CALIFORNIA EDISON CO FCU	\$1,597.00	One-time Only	1 payments	3/1/2022		

Online Payment History

These are the past six months of payments that have processed through the online payment system.

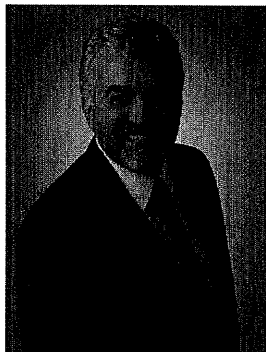
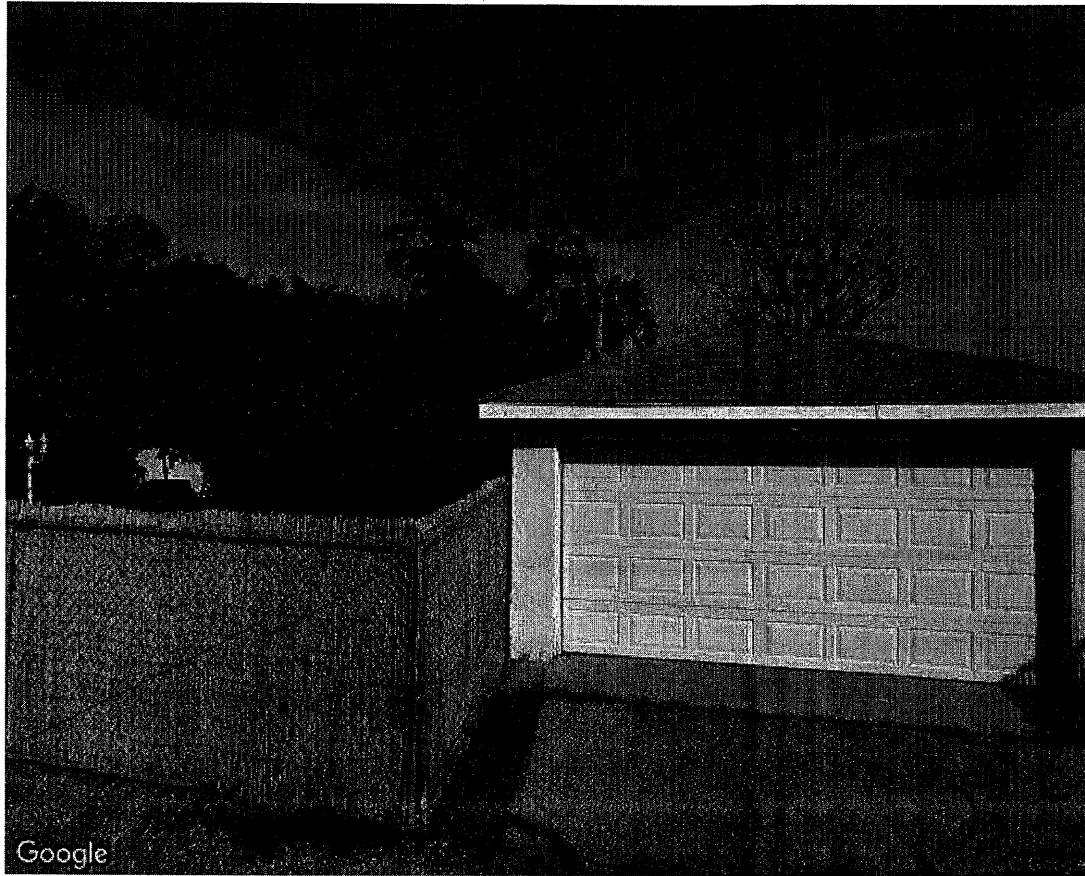
Loan	Account	Amount	Payment Date
XXXXXX2422	SOUTHERN CALIFORNIA EDISON CO FCU	\$1,597	2/10/2022

Exhibit B



PROPERTY REPORT

725 S Valinda Ave, West Covina, CA 91790



Presented by

Shahram Mohtashem | REALTOR®

California Real Estate License: 01892597

California Appraisal License: 01892597

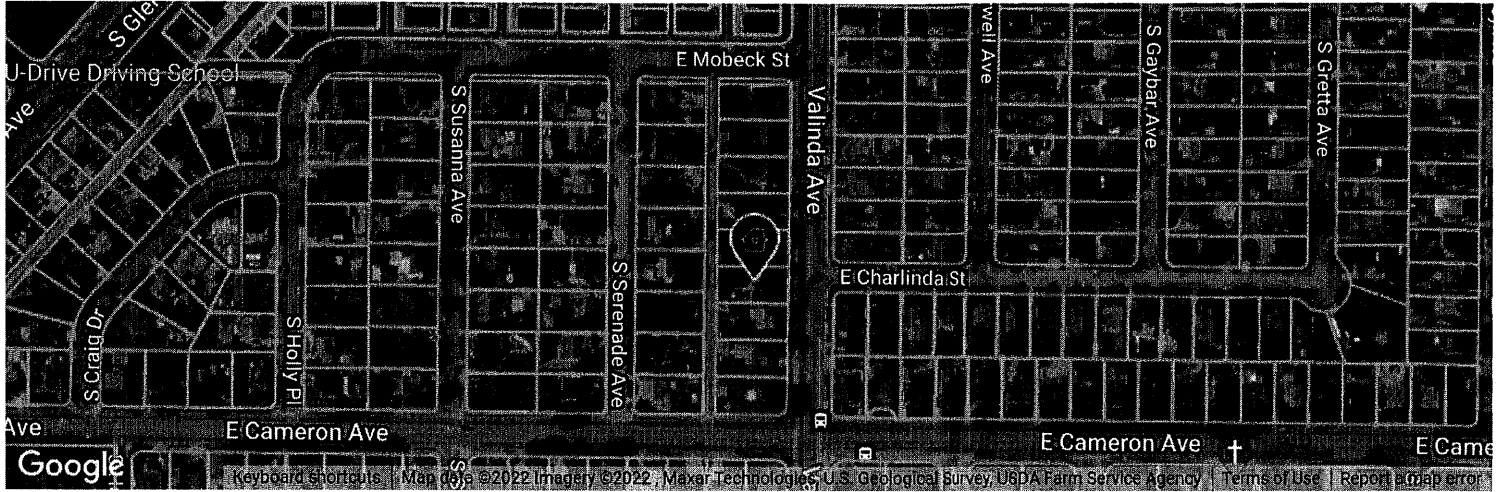


Mobile: (626) 775-7765 | Mobile: (909) 243-0203

Main: shawnmsells@gmail.com

HomeSmart Evergreen Realty
450 N. Mountain ave suite A
Upland, CA 91786

725 S Valinda Ave, West Covina, CA 91790



Legend:  Subject Property

■ Off Market * Foreclosure, Notice of Foreclosure Sale

Current Estimated Value

\$708,720

Last RVM® Update: 2/8/2022

RVM® Est. Range: \$638K – \$780K

RVM® Confidence: ★★★★★

↓ RVM® Change - Last 1 Month: -\$7,130

↑ RVM® Change - Last 12 Months: 13.16%

Your Refined Value

\$769,163

This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.



Property Report

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725 S Valinda Ave, West Covina, CA 91790

Home Facts

Home Facts	Public Facts	Listing Facts	Realtor Refinements
Property Type	Single Family	-	Single Family
Property Subtype	Single Family Residential	-	-
Bedrooms	3	-	4
Total Baths	1	-	2
Full Baths	1	-	2
Partial Baths	-	-	0
Living Area (sq ft)	1,217	-	1,217
Lot Size	9,283 sqft	-	9,282 sqft
Lot Dimensions	9283 SF	-	9282 SF
Pool	Yes	-	Yes
Year Built	1953	-	1953
Heating	Floor/Wall	-	wall
Construction	Wood	-	-

Homeowner Facts

Owner Name (Public)	Luzuriaga Mary A; Luzuriaga Trust
Mailing Address	725 S Valinda Ave West Covina CA 91790-3712
Phone Number	6263383701
Owner Occupied	Yes



Property Report

Extended Home Facts



Legend:  Subject Property

Exterior Details

Lot Size - Square Feet	9283 sq ft
Lot Size - Acres	0.213 ac
Neighborhood Code	06/06143

Location Details

Zoning	WCR1*
Walkability Score (out of 5)	Overall: 2.6 Amenity: 2.6 Leisure: 2.7

Other Details

Building Quality	C
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Schools (based on location)

Elementary School	Cameron Elementary School
Middle School	Edgewood Middle School
High School	West Covina High School
School District	West Covina Unified School District

**Property Report**

Main Document Page 19 of 62

725 S Valinda Ave, West Covina, CA 91790

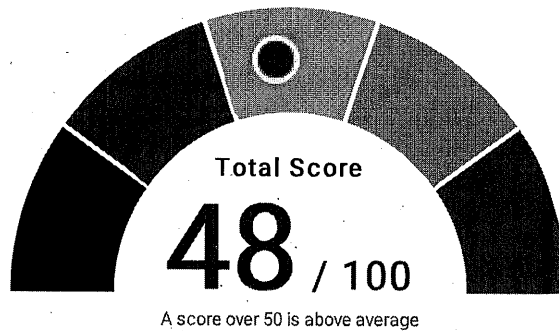
AARP Livability™ Index for 91790

This chart rates the overall livability of a selected ZIP code on a scale from 0 to 100. AARP Livability™ is a trademark of AARP Inc.

Data Source: [AARP](#)

Update Frequency: Annual

● 0-19 ● 20-39 ● 40-59 ● 60-79 ● 80-100



Housing	39
Affordability & Access	
Neighborhood	64
Access to Life, Work & Play	
Transportation	55
Safe & Convenient Options	
Environment	26
Clean Air & Water	
Health	70
Prevention, Access & Quality	
Engagement	25
Civic & Social Involvement	
Opportunity	58
Inclusion & Possibilities	

**Property Report**

Refined Value

Original Estimated Value	See page 2 of report for details	\$708,720
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Home Facts	See Home Facts for details	+\$60,443
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Home Improvements	See Home Improvements for details	\$0
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





Needed Improvements	See Needed Improvements for details	\$0
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Market Conditions	See Market Conditions for details	\$0
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Changes to Estimated Value based on all refinements	\$769,163
	+\$60,443

Comps and Adjustments



LEGEND:  Subject Property  Pending  For Sale or For Lease  Distressed  Recent Sale  Off Market

This Property



 Closed

725 S Valinda Ave
West Covina, CA 91790

Proxim.	Days in RPR	Date	Amount	\$/sq ft	Living Area	Lot Size	Beds	Baths	Built
-	-	-	-	\$582	1,217 sqft	9,282 sqft	4	2	1953

No comps have been selected for this property.



Property History

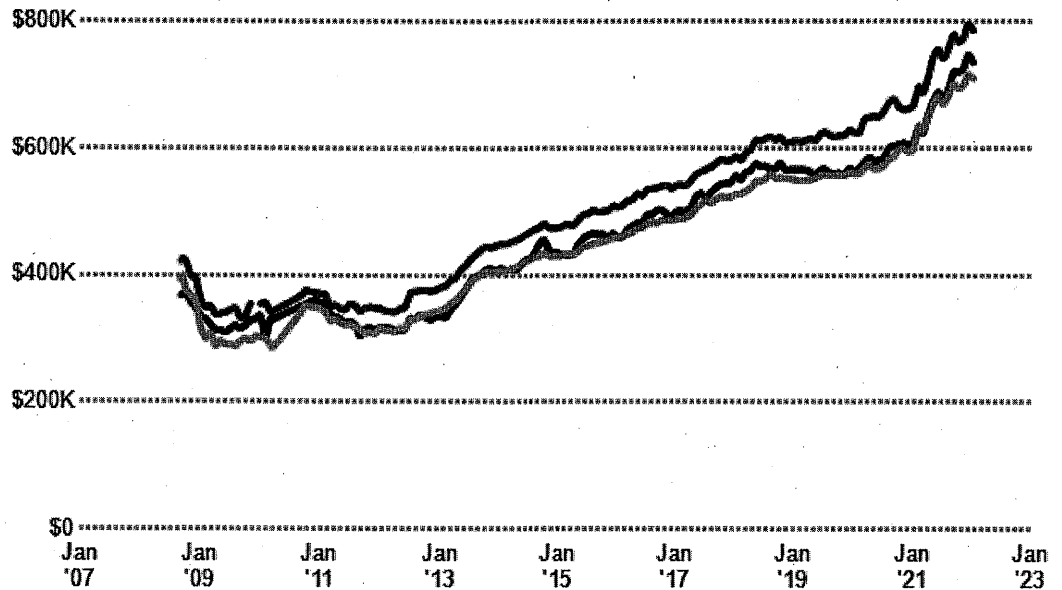
Median Estimated Home Value

This chart displays property estimates for an area and a subject property, where one has been selected. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly

- 91790
- Los Angeles County
- California



Sales History

Sales Date	Sales Amount	Price per sq. ft.
7/25/2001	\$205,000	\$168

Assessed Values

Date	Improvements	Land	Total	Tax
2021	\$103,422	\$171,217	\$274,639	\$3,582
2020	\$102,362	\$169,462	\$271,824	\$3,593
2019	\$100,355	\$166,140	\$266,495	\$3,484
2018	\$98,388	\$162,883	\$261,271	\$3,300
2017	\$96,459	\$159,690	\$256,149	\$3,226
2016	\$94,568	\$156,559	\$251,127	\$3,012
2015	\$93,148	\$154,208	\$247,356	\$2,955
2014	\$91,324	\$151,188	\$242,512	\$2,941
2013	\$90,912	\$150,505	\$241,417	\$2,881
2012	\$89,130	\$147,554	\$236,684	\$2,877
2011	\$87,383	\$144,661	\$232,044	\$2,822
2009	\$86,937	\$143,922	\$230,859	—
2007	\$83,562	\$138,334	\$221,896	—
2006	\$81,924	\$135,622	\$217,546	—
2005	\$81,924	\$135,622	\$217,546	—

Legal Description

APN: 8487-009-005	Tax ID: —	Zoning: WCR1*	Census Tract: 060374065.003018	Abbreviated Description: TRACT # 18872 LOT 5	City/Municipality/Township: West Covina, CA 91790
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Property Report

725 S Valinda Ave, West Covina, CA 91790

Mortgage Records

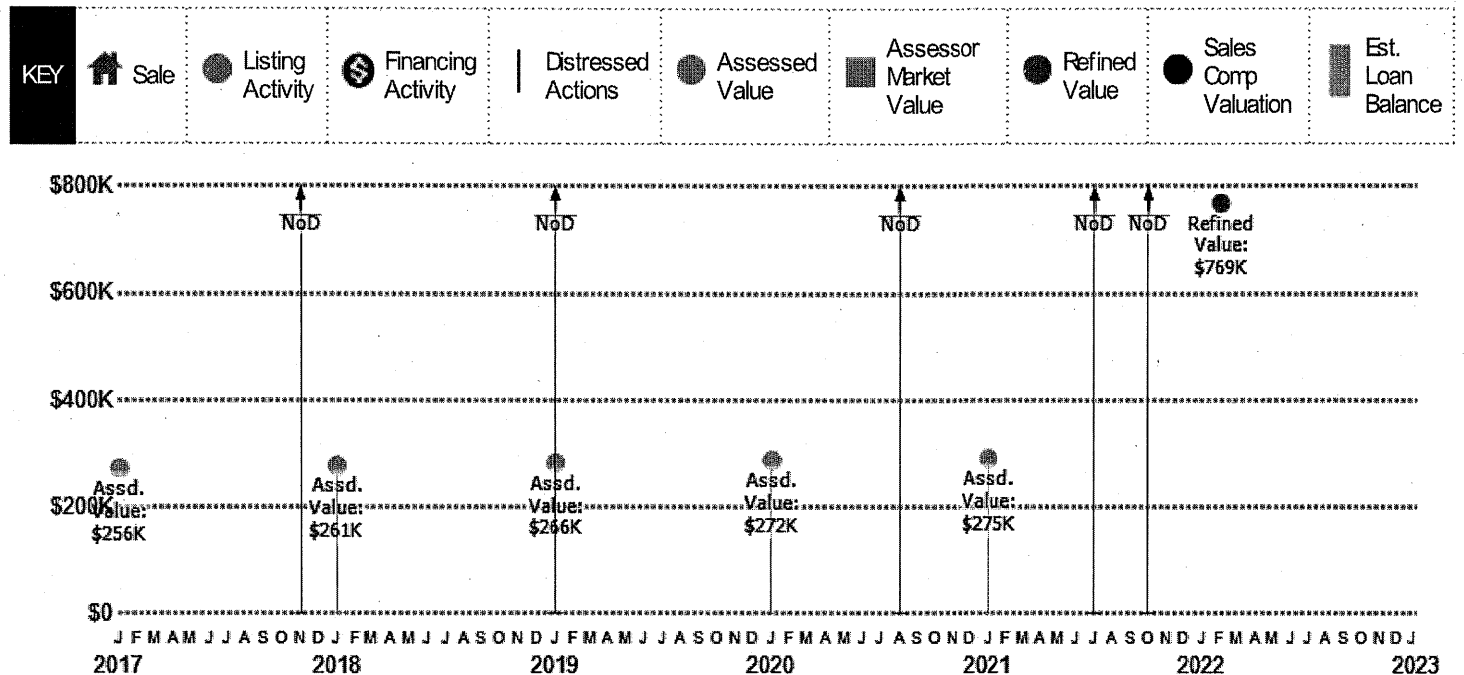
Recording Date	6/28/2005	6/28/2005	2/14/2005	10/13/2004
Borrower Name	MARY LUZURIAGA	MARY LUZURIAGA	MARY LUZURIAGA	MARY LUZURIAGA
Lender Name	LEHMAN BROTHERS BANK FSB	CITIBANK WEST FSB	123LOAN LLC	AMERQUEST MORTGAGE CO
Lender Type	Bank	Bank	Internet Storefront	Subprime Lender
Loan Amount	\$343,000	\$75,000	\$56,000	\$324,540
Document Number	05-1517450	05-1517451	05-0333814	04-2626682
Loan Type	Unknown	Credit Line (Revolving)	Credit Line (Revolving)	Unknown
Contract Date	6/17/2005	6/21/2005	2/2/2005	9/17/2004
Due Date	7/1/2035	—	2/2/2020	10/1/2034
Finance Type	Adjustable Rate	Variable	—	Adjustable Rate
Interest Rate	4.87%	—	—	6.9%

Deed Records

Recording Date	8/6/2012	3/16/2007	12/19/2003
Document Type	Intrafamily Transfer	Intrafamily Transfer	Grant Deed
Sales Price Code	Non-arms length transaction.	Document states that Price/Transfer Tax is not a matter of public record	Document states price as "0", "None", "No Consideration"
Buyer Name	LUZURIAGA MARY A TRUST, HK AMERICA	MARY ALIDA LUZURIAGA, THE LUZURIAGA LIVING TRUST	MARY LUZURIAGA
Buyer ID	Company or Corporation	Trustee	Single Woman
Seller Name	LUZURIAGA MARY A TRUST	MARY LUZURIAGA	JUAN G VERGARA SR
Seller ID	Company or Corporation	Single Woman	Widow or Widower
Document #	12-1159056	07-0598326	03-3825384
Contract Date	8/3/2012	3/16/2007	12/11/2003
Inter-family Transfer	1	1	—

Sales and Financing Activity

This chart shows a property's sales and financing history. It can be used to compare the value of the property as seen by public records, such as deeds and tax records, with the estimated home value. Actions taken against the owner, such as the issuance of a Notice of Default, are noted. Sales activity, such as listing date and price reductions, are highlighted.



Data Source: Public records and proprietary data; listing data from on- and off-market listings sources

Update Frequency: Valuations are updated twice monthly; actions on the home, such as listing activity or distressed property notices, are updated daily as made available from public records sources



Property Report

Distressed Activity

Recording Date	10/13/2021
Auction City	POMONA
Auction Date	11/30/2021
Auction Time	1100A
Auction Location	400 CIVIC CENTER PLAZA
Minimum Bid Amount	525147
Contract Date	10/8/2021
Document #	21-1542093
Document Type	Notice of Foreclosure Sale
Loan #	2422
Past Due Amount	0
Trustee Mail Care of Name	BRIANA YOUNG
Trustee Sales #	21-5108
Trustor Borrower 1	MARY LUZURIAGA
Unpaid Balance	0

Recording Date	7/1/2021
As Of Date	6/28/2021
Attention To	SN SERVICING CORPORATION
Minimum Bid Amount	0
Contract Date	6/29/2021
Document #	21-1031310
Document Type	Notice of Default
Loan #	2422
Past Due Amount	139866
Payment Due Date	2/1/2015
Telephone #	800-603-0836
Trustee Mail Care of Name	BRIANA YOUNG
Trustee Sales #	21-5108
Trustee Telephone #	800-603-0836
Trustor Borrower 1	MARY LUZURIAGA
Unpaid Balance	0

Recording Date	8/27/2020
Contract Date	8/25/2020
Document #	20-1012853
Document Type	Notice of Rescission
Original NOD Document #	15-0231509
Original NOD Recording Date	3/4/2015
Past Due Amount	0
Unpaid Balance	0

Recording Date	1/10/2019
Auction City	NORWALK
Auction Date	2/28/2019
Auction Time	0900A
Auction Location	13111 SYCAMORE DRIVE
Minimum Bid Amount	474176
Contract Date	1/8/2019
Document #	19-0027163
Document Type	Notice of Foreclosure Sale
Past Due Amount	0
Trustee Mail Care of Name	TOMMY PHI
Trustee Sales #	0000005044672
Trustor Borrower 1	MARY LUZURIAGA
Unpaid Balance	0

Recording Date	11/2/2017
Auction City	NORWALK
Auction Date	12/7/2017
Auction Time	0900A
Auction Location	13111 SYCAMORE DR
Minimum Bid Amount	456843
Contract Date	10/31/2017
Document #	17-1262529
Document Type	Notice of Foreclosure Sale
Past Due Amount	0
Unpaid Balance	0

Recording Date	9/6/2016
Auction City	NORWALK
Auction Date	10/13/2016
Auction Time	0900A
Auction Location	13111 SYCAMORE DR
Minimum Bid Amount	428627
Contract Date	8/31/2016
Document #	16-1066140
Document Type	Notice of Foreclosure Sale
Past Due Amount	0
Unpaid Balance	0

Recording Date	7/9/2015
Auction City	NORWALK

Recording Date	3/4/2015
As Of Date	3/2/2015



Property Report

Auction Date	8/20/2015
Auction Time	0900A
Auction Location	13111 SYCAMORE DR
Minimum Bid Amount	430146
Contract Date	7/7/2015
Document #	15-0828984
Document Type	Notice of Foreclosure Sale
Past Due Amount	0
Unpaid Balance	0

Attention To	BARRETT DAFFIN FRAPPIER TREDER & WEISS L
Contract Date	3/2/2015
Document #	15-0231509
Document Type	Notice of Default
Past Due Amount	8420
Payment Due Date	10/1/2014
Telephone #	855-286-5901
Trustee Address	15000 SURVEYOR BLVD 500 ADDISON TX 75001-9013
Trustee Sales #	0000005044672
Trustee Telephone #	855-286-5901
Trustor Borrower 1	MARY LUZURIAGA
Unpaid Balance	0

Recording Date	8/7/2014
Contract Date	8/5/2014
Document #	14-0822790
Document Type	Notice of Rescission
Original NOD Document #	11-1254497
Original NOD Recording Date	9/15/2011
Past Due Amount	0
Unpaid Balance	0

Recording Date	7/29/2013
Auction City	POMONA
Auction Date	8/22/2013
Auction Time	0900A
Auction Location	400 CIVIC CENTER PLZ
Minimum Bid Amount	409790
Contract Date	7/25/2013
Document #	13-1105599
Document Type	Notice of Foreclosure Sale
Past Due Amount	0
Unpaid Balance	0

Recording Date	6/7/2012
Auction City	NORWALK
Auction Date	7/5/2012
Auction Time	0900A
Auction Location	13111 SYCAMORE DR
Minimum Bid Amount	392763
Contract Date	6/5/2012
Document #	12-0850439
Document Type	Notice of Foreclosure Sale
Past Due Amount	0
Unpaid Balance	0

Recording Date	12/20/2011
Auction City	NORWALK
Auction Date	1/19/2012
Auction Time	0900A
Auction Location	13111 SYCAMORE DR
Minimum Bid Amount	385209
Contract Date	12/16/2011
Document #	11-1719549
Document Type	Notice of Foreclosure Sale
Past Due Amount	0
Unpaid Balance	0

Recording Date	9/15/2011
As Of Date	9/12/2011
Attention To	QUALITY LOAN SERVICE CORP
Contract Date	9/12/2011
Document #	11-1254497

Recording Date	3/1/2011
Document #	11-0318491
Document Type	Notice of Rescission
Original NOD Document #	09-1808647
Original NOD Recording Date	12/1/2009
Past Due Amount	0

**Property Report**

Document Type	Notice of Default	Unpaid Balance	0
Loan #	0035695253		
Past Due Amount	8232		
Payment Due Date	4/1/2011		
Telephone #	619-645-7711		
Trustee Sales #	CA-11-466752-CL		
Trustee Telephone #	619-645-7711		
Trustor Borrower 1	MARY LUZURIAGA		
Unpaid Balance	0		
Recording Date	6/16/2010	Recording Date	12/1/2009
Auction City	NORWALK	As Of Date	11/30/2009
Auction Date	7/6/2010	Attention To	QUALITY LOAN SERVICE CORP
Auction Time	1030A	Contract Date	11/30/2009
Auction Location	12720 NORWALK BLVD	Document #	09-1808647
Minimum Bid Amount	362304	Document Type	Notice of Default
Contract Date	6/10/2010	Loan #	0035695253
Document #	10-0823409	Past Due Amount	8265
Document Type	Notice of Foreclosure Sale	Payment Due Date	7/1/2009
Past Due Amount	0	Telephone #	619-645-7711
Unpaid Balance	0	Trustee Sales #	CA-09-329005-CL
		Trustee Telephone #	619-645-7711
		Trustor Borrower 1	MARY LUZURIAGA
		Unpaid Balance	0

Property Report

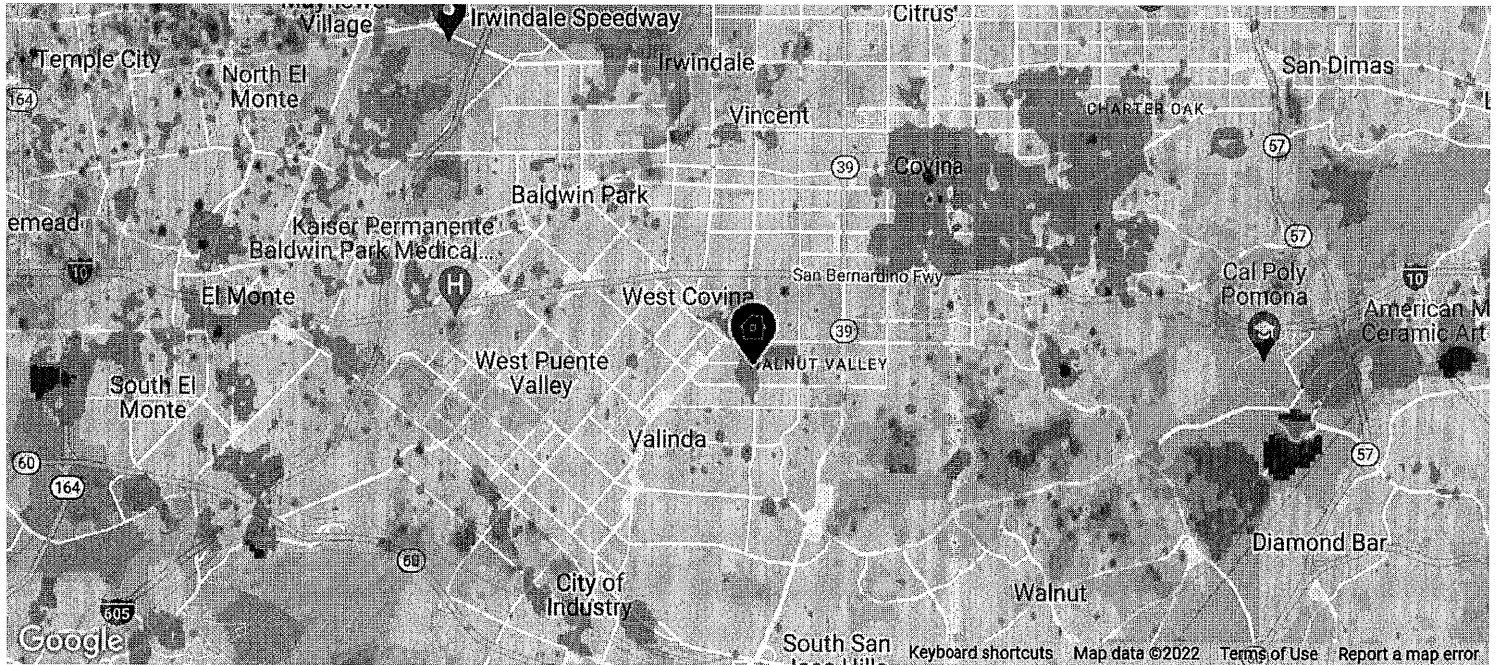
Estimated Home Values



<\$100k \$450k \$20m

This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

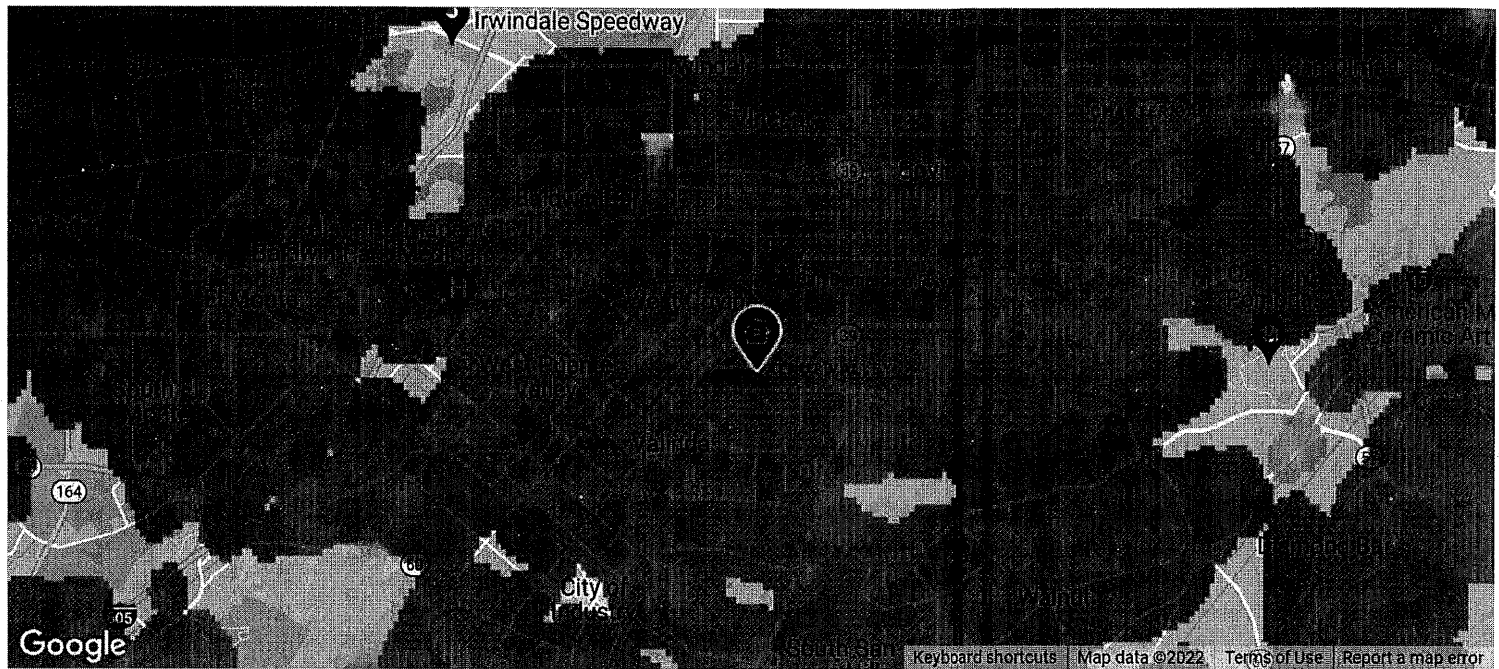
12-Month Change in Estimated Value



-15% 2.5% +20%

This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

Estimated Value per Square Foot



<\$25 \$200 >\$1,000

This map layer shows average estimated value per square foot of homes, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

Flood Zone

This property is in Flood Zone: X (shaded), Moderate Risk

Moderate risk areas within the 0.2-percent-annual-chance floodplain, areas of 1-percent-annual-chance flooding where average depths are less than 1 foot, areas of 1-percent-annual-chance flooding where the contributing drainage area is less than 1 square mile, and areas protected from the 1-percent-annual-chance flood by a levee. No BFEs or base flood depths are shown within these zones. Zone X (shaded) is used on new and revised maps in place of Zone B.



Low Risk High Risk Coastal

This map layer shows an area's flood zone designation as determined by the Federal Emergency Management Agency (FEMA). A high-risk area has a 1 percent or greater annual chance of flooding and a 26 percent chance of flooding over the life of a 30-year mortgage. High-risk areas are red or orange. The coast areas, shown in purple, are also considered high risk. Green areas are low to moderate risk. A moderate-risk area is between risk limits of a 100-year and 500-year flood. White areas are undetermined, and all other areas are considered no or low risk. For more details on the categories of flood risk, see <http://support.nampr.com/entries/319901-what-is-the-flood-zone-heat-map>. Source(s): FEMA; updated Annually.



Property Report

Neighborhood: Housing Stats and Charts

	91790	West Covina	Los Angeles County	California	USA
Median Estimated Home Value	\$736K	\$755K	\$786K	\$711K	\$307K
Estimated Home Value 12-Month Change	+20.6%	+22%	+17.4%	+18.3%	+20.7%
Median List Price	\$750K	\$750K	\$800K	\$490K	\$130K
List Price 1-Month Change	0%	0%	0%	+8.9%	-4.1%
List Price 12-Month Change	+20%	+19.3%	+3.2%	+9.1%	+3.6%
Median Home Age	64	57	59	46	42
Own	65%	63%	46%	55%	64%
Rent	35%	37%	54%	45%	36%
\$ Value of All Buildings for which Permits Were Issued	—	—	\$4.75B	\$25.4B	\$307B
% Change in Permits for All Buildings	—	—	+9%	0%	+13%
% Change in \$ Value for All Buildings	—	—	-7%	-4%	+10%

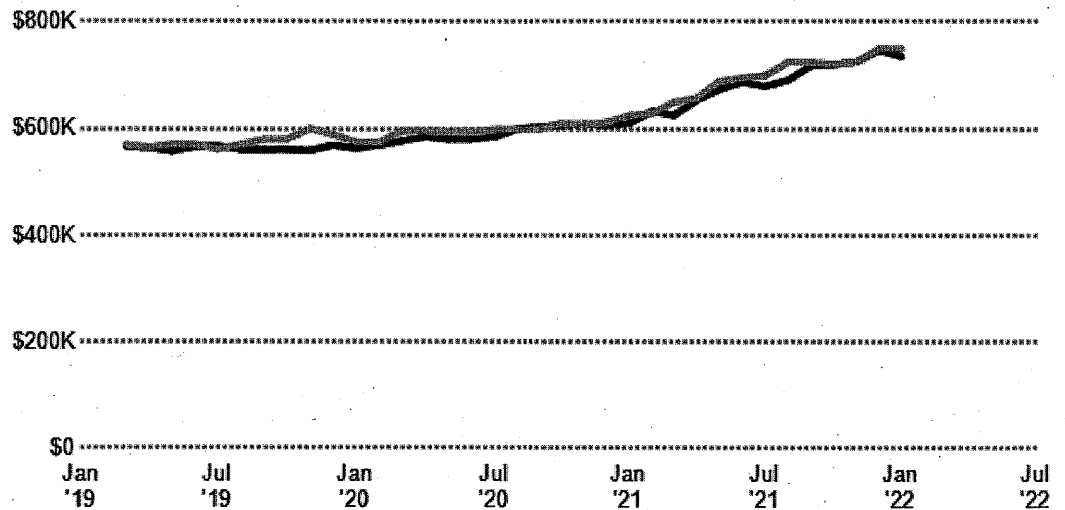
Median Estimated Home Value
vs. Median Listing Price

This chart compares a ZIP code's median estimated home value with its median listing price. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Public records data; listing price data from on- and off-market listings sources

Update Frequency: Monthly

■ Median Estimated Value
■ Median List Price





Property Report

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725 S Valinda Ave, West Covina, CA 91790

Median Sales Price vs. Sales Volume

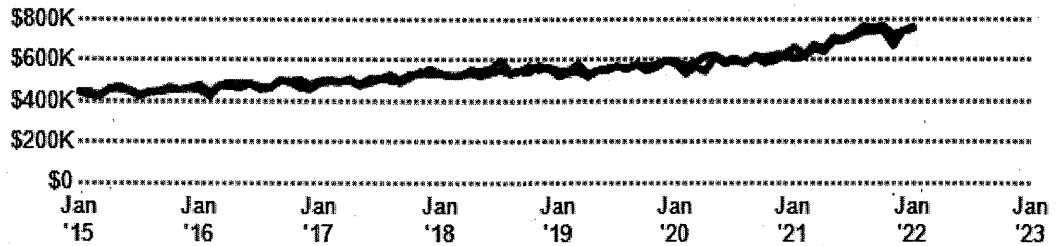
This chart compares the price trend and sales volume for homes in an area. Home prices typically follow sales volume, with a time lag, since sales activity is the driver behind price movements.

Data Source: Public records and listings data

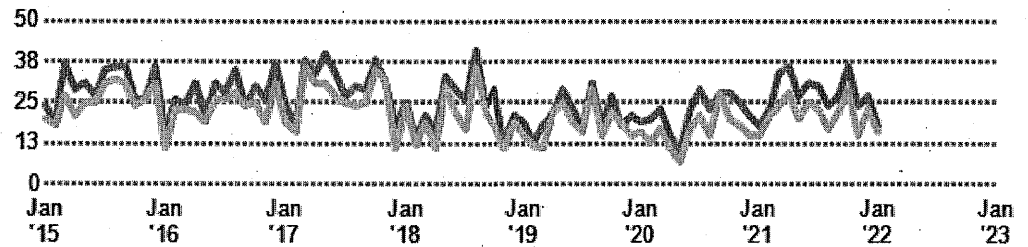
Update Frequency: Monthly

- Median Sales Price Public Records
- Median Sales Price Listings
- Sales Volume Public Records
- Sales Volume Listings

Median Sales Price



Sales Volume



Median Listing Price vs. Listing Volume

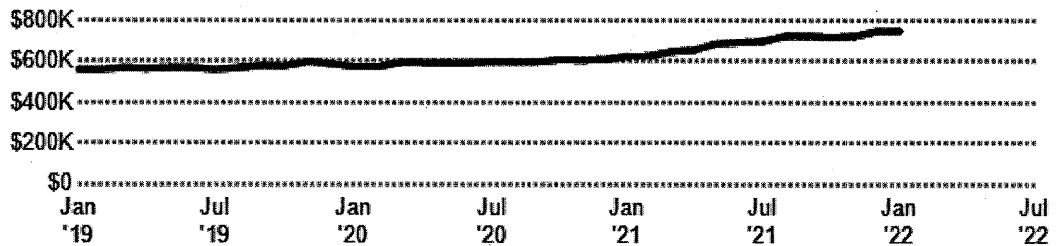
This chart compares the listing price and listing volume for homes in an area. Listing prices often follow listing volume, with a time lag, because supply can drive price movements.

Data Source: On- and off-market listings sources

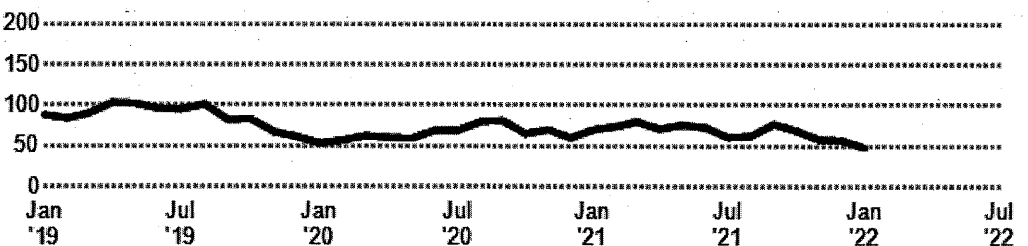
Update Frequency: Monthly

- Median List Price
- Listing Volume

Median List Price



Listing Volume



Listing Inventory

This chart shows the number of For Sale listings in a ZIP code.

Data Source: On- and off-market listings sources

Update Frequency: Daily

- ZIP Count Listings by Property Type

Single Family	31
Condo/Townhouse/Apt.	3
Multifamily/Multiplex	3
Lot/Land	2





Median Sales Price by Square Footage

This chart shows the median price of homes reported sold in the past six months, according to the size of the living space (square footage sourced from public records). The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as non-disclosure states) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

 This House
 Comps

This House

1,217 sq. ft. \$769,163

Comps

2,200 - 2,400 sq. ft. \$699,900

1,600 - 1,800 sq. ft. \$752,000

1,400 - 1,600 sq. ft. \$786,500

1,200 - 1,400 sq. ft. \$600,000



1,000 - 1,200 sq. ft. \$820,000

Price per Bedroom of Homes Sold

This chart shows the distribution of homes reported sold in the past six months at different prices per bedroom in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

 This House
 Comps

This House

\$192K 1

Comps

\$250K - \$275K 1

\$225K - \$250K 2

\$200K - \$225K 3



< \$125K 1

Price per Square Foot of Homes Sold

This chart shows the distribution of homes reported sold in the past six months at different prices per square foot (living area sourced from public records).

Data Source: Public records data

Update Frequency: Monthly

 This House
 Comps

This House

\$632 1

Comps

> \$650 1

\$500 - \$550 1

\$450 - \$500 3

\$350 - \$400 1

\$300 - \$350 1



Property Report

725 S Valinda Ave, West Covina, CA 91790

Price Range of Homes Sold

This chart shows the distribution of homes reported sold in the past six months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records data

Update Frequency: Monthly

■ This House
■ Comps

This House

\$769K

1

Comps

\$800K - \$900K

3

\$700K - \$800K

1

\$600K - \$700K

3

Age Range of Homes Sold

This chart shows the distribution of homes reported sold in the past six months of different age ranges in the area of your search.

Data Source: Public records data

Update Frequency: Monthly

■ This House
■ Comps

This House

69 yrs

1

Comps

70 - 80 yrs

3

60 - 70 yrs

4

Size of Homes Sold

This chart shows the distribution of homes reported sold in the past six months of different sizes in the area of your search.

Data Source: Public records data

Update Frequency: Monthly

■ Sales Count By Living Area

> 2000 sq. ft.

13

1800 - 2000 sq. ft.

13

1600 - 1800 sq. ft.

33

1400 - 1600 sq. ft.

35

1200 - 1400 sq. ft.

28

1000 - 1200 sq. ft.

33

800 - 1000 sq. ft.

1

Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past six months, according to the number of bedrooms, in the area of your search.

Data Source: Public records data

Update Frequency: Monthly

■ Sales Count by Bedroom

6 | 1

5 | 8

4 | 24

3 | 110

2 | 13

**Property Report**

Neighborhood: People Stats and Charts

	91790	West Covina	Los Angeles County	California	USA
Population	47.9K	107K	10.1M	39.3M	325M
Population Density per Sq Mi	8K	6.64K	2.48K	252	—
Population Change since 2010	+7.3%	+5.7%	+4.4%	+6.9%	+7.7%
Median Age	37	38	37	37	38
Male / Female Ratio	49%	48%	49%	50%	49%

Property Report

725 S Valinda Ave, West Covina, CA 91790

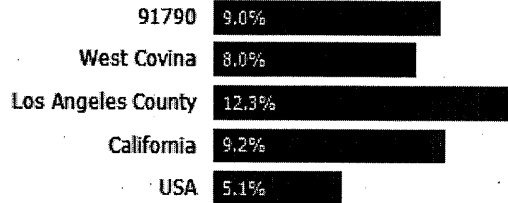
Education Levels of Population

This chart shows the educational achievement levels of adults in an area, compared with other geographies.

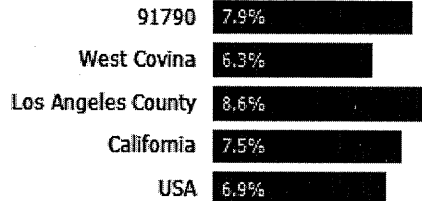
Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

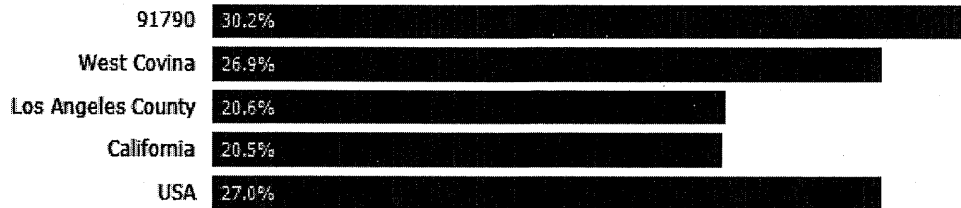
Less Than 9th Grade



9-12th Grade/No Diploma



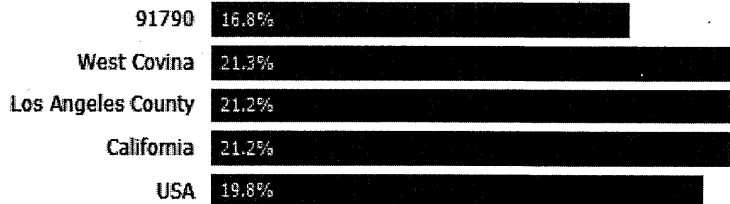
High School Graduate



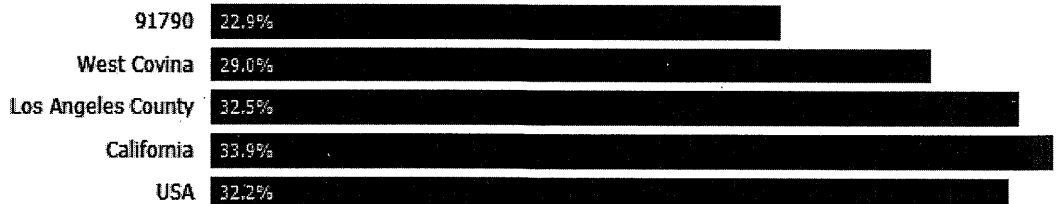
Associate Degree



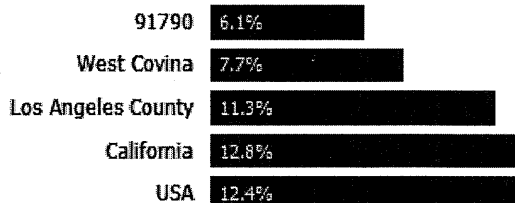
Bachelor's Degree



At Least a College Education



Grad/Professional Degree





Property Report

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725 S Valinda Ave, West Covina, CA 91790

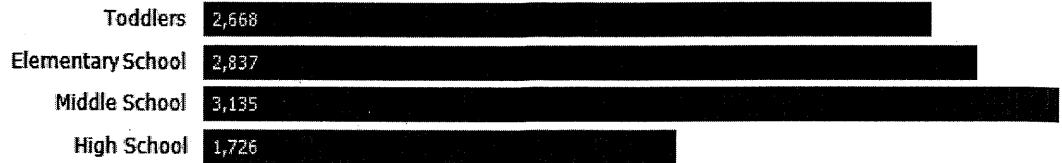
Population of Children by Age Group

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ 91790



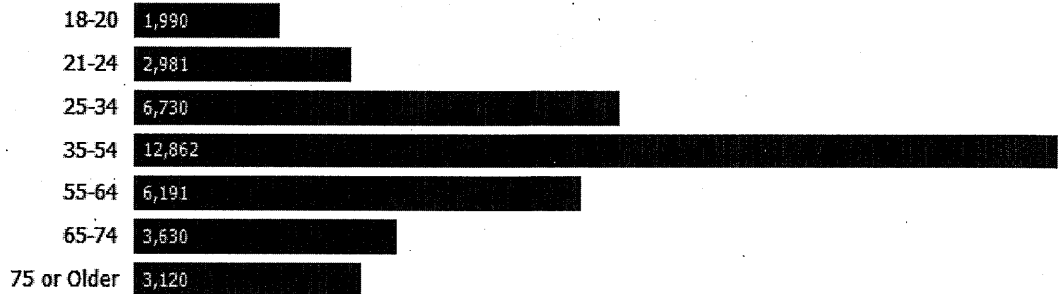
Population of Adults by Age Group

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ 91790



Households With Children

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ 91790



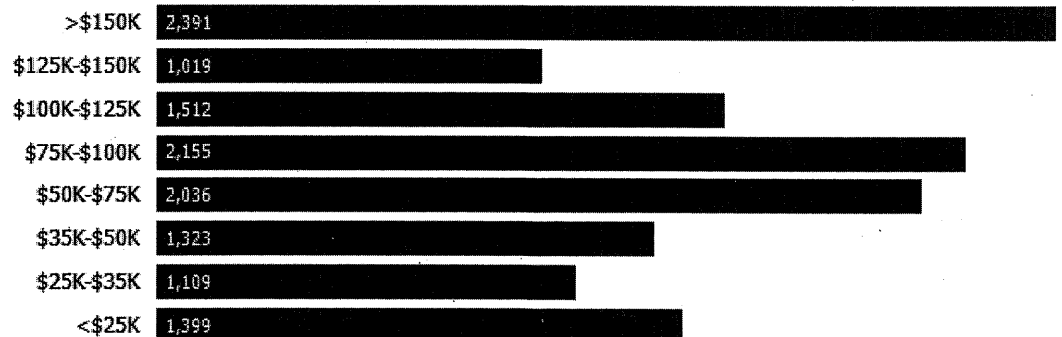
Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census

Update Frequency: Annually

■ 91790



Presidential Voting Pattern

This chart shows how residents of a county voted in the 2020 presidential election.

Data Source: USElectionAtlas.org

Update Frequency: Quadrennially



Neighborhood: Economic Stats and Charts

	91790	West Covina	Los Angeles County	California	USA
Income Per Capita	\$28,017	\$29,769	\$34,156	\$36,955	\$34,103
Median Household Income	\$82,019	\$82,938	\$68,044	\$75,235	\$62,843
Unemployment Rate	—	7.4%	7.1%	5.4%	4.2%
Unemployment Number	—	3.9K	362K	1.04M	—
Employment Number	—	48.6K	4.72M	18.1M	—
Labor Force Number	—	52.5K	5.08M	19.2M	—

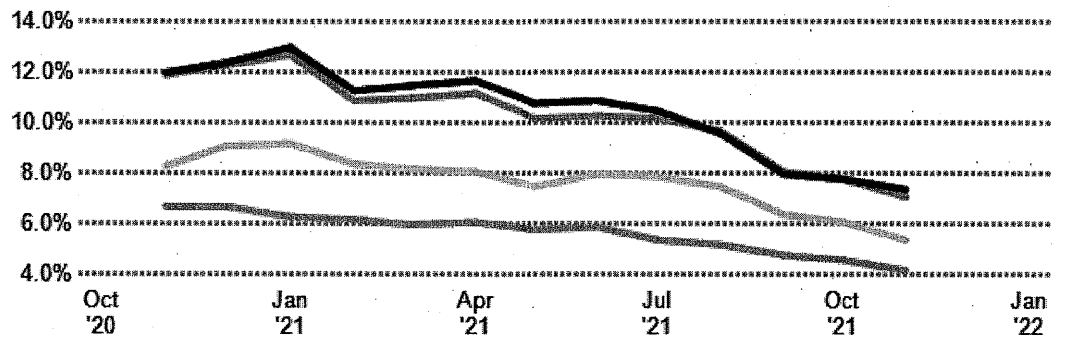
Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Data Source: Bureau of Labor Statistics

Update Frequency: Monthly

- West Covina
- Los Angeles County
- California
- USA



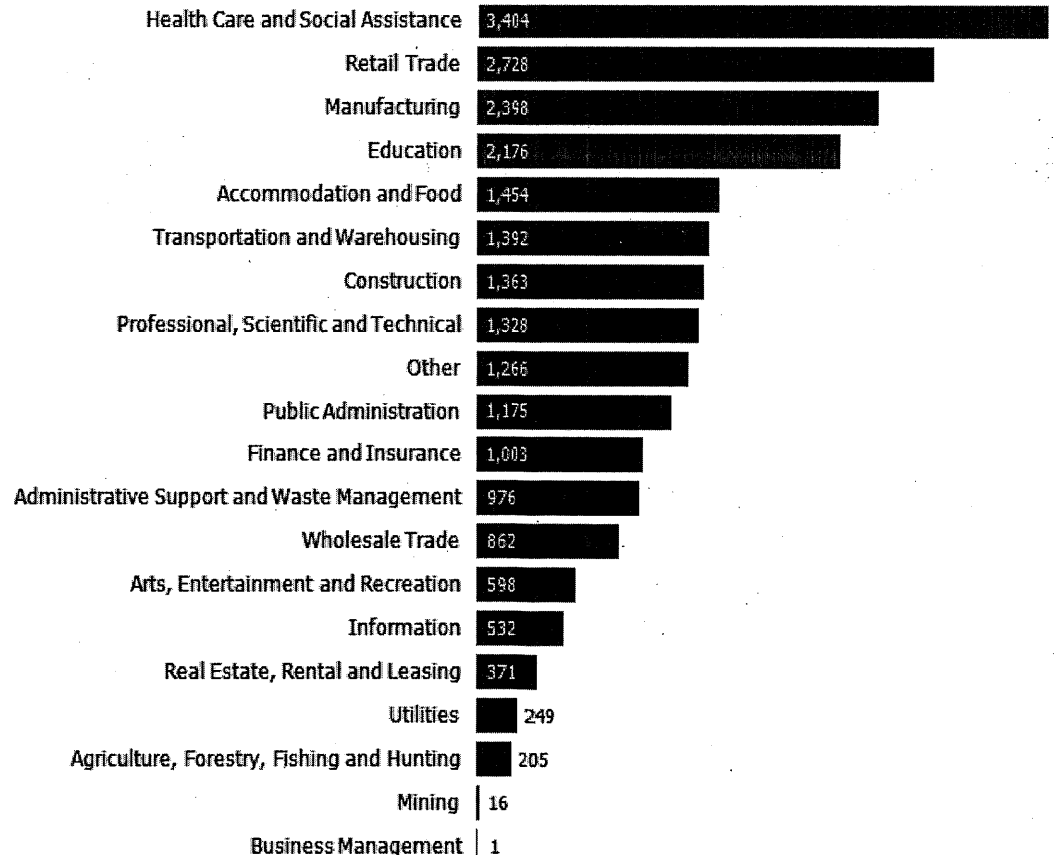
Occupational Categories

This chart shows categories of employment within an area.

Data Source: U.S. Census

Update Frequency: Annually

91790





Property Report

Neighborhood: Quality of Life Stats and Charts

Quality of Life in 91790

	91790	West Covina	Los Angeles County	California	USA
Elevation (in feet)	1,413	1,413	1,410	—	—
Annual Rainfall (in inches)	16	16	16.51	23.4	—
Annual Snowfall (in inches)	0	0	5.84	19.1	—
Days of Full Sun (per year)	165	165	165	159	—
Travel Time to Work (in minutes)	32	34	32	30	27
Water Quality - Health Violations	—	—	0	—	—
Water Quality - Monitoring and Report Violations	—	—	1	—	—
Superfund Sites	1	2	31	153	2,417
Brownfield Sites	No	Yes	Yes	Yes	Yes

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Data Source: U.S. Census

Update Frequency: Annually



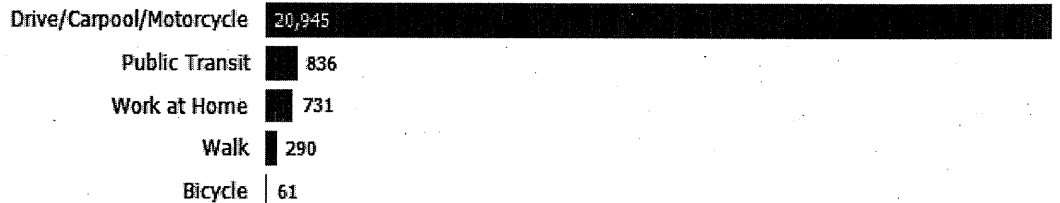
91790

How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Data Source: U.S. Census

Update Frequency: Annually

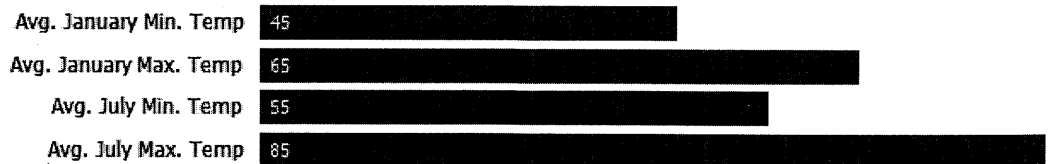


Average Monthly Temperature

This chart shows average temperatures in the area you searched.

Data Source: NOAA

Update Frequency: Annually





Property Report

School: Cameron Elementary School

School Details

Name
Cameron Elementary School

Level
Elementary

Type
Public

Grades Served
K-5

School District
West Covina Unified School District

Address
1225 E Cameron Ave, West Covina, CA 91790

Phone
(626) 931-1740

School Facts

Cameron Elementary School

West Covina Unified School District

Overall Grade

B-

B+

Total Enrollment

419

8,557

Students per Teacher

79051:1

24:1

Students in Free Lunch Program

78%

64%

Academic Grade

B-

B+

Average GPA

-

3.43 (out of 1852 responses)

Math Proficiency

34%

40%

Reading Proficiency

39%

52%

Gifted Students

5%

-

AP Enrollments

-

-

Graduation Rate

-

91%

Average ACT Score

-

25 (out of 74 responses)

Average SAT Score

-

1,130 (out of 567 responses)

Teacher Grade

A-

A-

Average Teacher Salary

\$26

\$79,051

Teachers in 1st or 2nd Year

11%

6%

About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others.

Source: Niche Update Frequency: Quarterly

School: Edgewood Middle School

School Details

Name
Edgewood Middle School

Level
Middle

Type
Public

Grades Served
6-8

School District
West Covina Unified School District

Address
1625 W Dumess, West Covina, CA 91790

Phone
(626) 939-4900

School Facts

Edgewood Middle School

West Covina Unified School District

Overall Grade

B-

B+

Total Enrollment

585

8,557

Students per Teacher

79051:1

24:1

Students in Free Lunch Program

75%

64%

Academic Grade

C+

B+

Average GPA

-

3.43 (out of 1852 responses)

Math Proficiency

22%

40%

Reading Proficiency

38%

52%

Gifted Students

19%

-

AP Enrollments

-

-

Graduation Rate

-

91%

Average ACT Score

-

25 (out of 74 responses)

Average SAT Score

-

1,130 (out of 567 responses)

Teacher Grade

B

A-

Average Teacher Salary

\$29

\$79,051

Teachers in 1st or 2nd Year

17%

6%

About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others.

Source: Niche Update Frequency: Quarterly

Community Reviews for this School

Posted: 11/25/2019 by Senior

I haven't personally gone to Edgewood middle school but I have a close relative that does attend Edgewood Middle school and from viewing his experience it seems as though the environment of Edgewood Middle School could be improved

School: West Covina High School

School Details

Name
West Covina High School

Level
High

Type
Public

Grades Served
9-12

School District
West Covina Unified School District

Address
1609 E Cameron Ave, West Covina, CA 91791

Phone
(626) 859-2900

School Facts

West Covina High School

West Covina Unified School District

Overall Grade

A-

B+

Total Enrollment

1,933

8,557

Students per Teacher

79051:1

24:1

Students in Free Lunch Program

70%

64%

Academic Grade

B+

B+

Average GPA

3.39 (out of 1335 responses)

3.43 (out of 1852 responses)

Math Proficiency

35%

40%

Reading Proficiency

63%

52%

Gifted Students

16%

—

AP Enrollments

—

—

Graduation Rate

96%

91%

Average ACT Score

24 (out of 62 responses)

25 (out of 74 responses)

Average SAT Score

1,120 (out of 396 responses)

1,130 (out of 567 responses)

Teacher Grade

B+

A-

Average Teacher Salary

\$24

\$79,051

Teachers in 1st or 2nd Year

13%

6%

About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others.

Source: Niche Update Frequency: Quarterly

Community Reviews for this School

Posted: 8/25/2021 by Alum

This school made me who I am today. Supportive teachers and caring staff. The energy at this school made it fun for me everyday!

Posted: 6/21/2021 by Alum

West Covina High School is a very diverse and high energy campus. There are people of all ethnicities attending, and there is always some sort of event going on every week or two, whether its hosted by the school/student council or by other clubs.



Property Report

725 S Valinda Ave, West Covina, CA 91790

Posted: 4/29/2021 by Alum

West Covina high school got me to my major of communications and gender studies. During my time, I got heavily involved with student activities and clubs. P.O.W.E.R. Peer Organization Wanting Equal Rights is a club I began which is now a new tradition in my hometown. P.O.W.E.R. is a club that allows women to share their concerns and be heard. Being a gender-fluid club allows anyone to join, not just those who identify as a woman. An idea arose to me that many women in downtown Los Angeles do not have access to proper hygiene items needed for the month. T Power Club also attends the Annual Women's March in Downtown LA., where I am more than ecstatic to be around thousands of residence of Los Angeles who share common beliefs as our leadership clubs does. Power Club is a tradition and a powerful movement I am proud to have started and been able to start at West Covina High school. Allowing students to thrive and create clubs according to their liking creates change.

Posted: 8/21/2020 by Alum

What I like about West Covina High is how it delivers on students' and parents' assumptions and predispositions. To elaborate, I personally chose this school over Edgewood High simply because of my friend-group and connections like in golf and alumni. The school can be characterized by its above average population of Asian and Hispanic; however, diversity and culture can be found if you look hard enough- whether it be rallies, sports, and clubs or etc., there is a strong sense of unity and support- especially amongst underrated organizations like Cross Country, Golf, Video Game Clubs, and honor societies. All in all, while West Covina High could use more motivated students, spirit, and challenging programs, its "underdog" status built over the years, along with unforgettable teachers, is the very best part.

Posted: 8/20/2020 by Senior

Very active campus! Students are encouraged to apply themselves to any extracurriculars they see fit. The staff truly cares about the students, and will try their best to solve any problems within the campus.

Exhibit C

CLOSED, NODISCH, DISMISSED

**U.S. Bankruptcy Court
Central District of California (Los Angeles)
Bankruptcy Petition #: 2:17-bk-17592-SK**

Assigned to: Sandra R. Klein
Chapter 13
Voluntary
Asset

Date filed: 06/22/2017
Date terminated: 08/17/2017
Debtor dismissed: 07/10/2017
341 meeting: 07/28/2017

Debtor disposition: Dismissed for Failure to File
Information

Debtor

Mary A Luzuriaga
725 S Valinda Ave
West Covina, CA 91790
LOS ANGELES-CA
SSN / ITIN: xxx-xx-8960
dba Financial Management

represented by **Neil R Hedtke**

820 N Mountain Ave
Ste 109
Upland, CA 91786
909-579-2233
Fax : 866-618-1622
Email: hedtkelg@gmail.com

Trustee

Kathy A Dockery (TR)
801 Figueroa Street, Suite 1850
Los Angeles, CA 90017
(213) 996-4400

U.S. Trustee

United States Trustee (LA)
915 Wilshire Blvd, Suite 1850
Los Angeles, CA 90017
(213) 894-6811

Filing Date	#	Docket Text
06/22/2017	<u>1</u> (11 pgs; 3 docs)	Chapter 13 Voluntary Petition Individual . Fee Amount \$310 Filed by Mary A Luzuriaga Summary of Assets and Liabilities (Form 106Sum or 206Sum) due 07/6/2017. Schedule A/B: Property (Form 106A/B or 206A/B) due 07/6/2017. Schedule C: The Property You Claim as Exempt (Form 106C) due 07/6/2017. Schedule D: Creditors Who Have Claims Secured by Property (Form 106D or 206D) due 07/6/2017. Schedule E/F: Creditors Who Have Unsecured Claims (Form 106E/F or 206E/F) due 07/6/2017. Schedule G: Executory Contracts and Unexpired Leases (Form 106G or 206G) due 07/6/2017. Schedule H: Your Codebtors (Form 106H or 206H) due 07/6/2017. Schedule I: Your Income (Form 106I) due 07/6/2017. Schedule J: Your Expenses (Form 106J) due 07/6/2017. Declaration About an Individual Debtors Schedules (Form 106Dec) due 07/6/2017. Statement of Financial Affairs (Form 107 or 207) due 07/6/2017. Chapter 13 Plan (LBR F3015-1) due by 07/6/2017. Chapter 13 Statement of Your Current Monthly Income and Calculation of Commitment Period (Form 122C-1) Due: 07/6/2017. Statement of Related

		Cases (LBR Form F1015-2) due 07/6/2017. Declaration by Debtors as to Whether Income was Received from an Employer within 60-Days of the Petition Date (LBR Form F1002-1) due by 07/6/2017. Verification of Master Mailing List of Creditors (LBR Form F1007-1) due 07/6/2017. Incomplete Filings due by 07/6/2017. (Hedtke, Neil) (Entered: 06/22/2017)
06/22/2017	<u>2</u> (1 pg)	Electronic Filing Declaration (LBR Form F1002-1) Filed by Debtor Mary A Luzuriaga. (Hedtke, Neil) (Entered: 06/22/2017)
06/22/2017	<u>3</u> (2 pgs)	Certificate of Credit Counseling Filed by Debtor Mary A Luzuriaga. (Hedtke, Neil) (Entered: 06/22/2017)
06/22/2017	4	Statement About Your Social Security Number (Official Form 121) Filed by Debtor Mary A Luzuriaga. (Hedtke, Neil) (Entered: 06/22/2017)
06/22/2017	<u>5</u> (2 pgs)	Declaration by Debtor as to Whether Debtor(s) Received Income From an Employer Within 60 Days of Petition (LBR Form F1002-1) Filed by Debtor Mary A Luzuriaga (RE: related document(s) <u>1</u> Voluntary Petition (Chapter 13)). (Hedtke, Neil) (Entered: 06/22/2017)
06/22/2017		Receipt of Voluntary Petition (Chapter 13)(2:17-bk-17592) [misc,volp13] (310.00) Filing Fee. Receipt number 45063350. Fee amount 310.00. (re: Doc# <u>1</u>) (U.S. Treasury) (Entered: 06/22/2017)
06/22/2017	<u>10</u> (1 pg)	Certification About a Financial Management Course for Debtor 1 (Official Form 423) Filed by Debtor Mary A Luzuriaga. Incorrect certificate number form. (Pennington-Jones, Patricia) (Entered: 06/23/2017)
06/23/2017	<u>6</u> (6 pgs; 2 docs)	Meeting of Creditors with 341(a) meeting to be held on 07/28/2017 at 10:00 AM at RM 1, 915 Wilshire Blvd., 10th Floor, , Los Angeles, CA 90017. Confirmation hearing to be held on 08/31/2017 at 10:00 AM at Ctrrm 1575, 255 E Temple St., Los Angeles, CA 90012. Proof of Claim due by 10/26/2017. (admin,) (Entered: 06/23/2017)
06/23/2017		Notice of Debtor's Prior Filings for debtor Mary A Luzuriaga Case Number <u>16-20351</u> , Chapter 7 filed in California Central Bankruptcy on 08/03/2016 , Standard Discharge on 11/18/2016.(Admin) (Entered: 06/23/2017)
06/23/2017	<u>7</u> (1 pg)	Notice of non-entitlement to discharge pursuant to 11 U.S.C. Section 1328(f)(1) or 1328 (f)(2) (BNC) Debtor has received a discharge in a chapter 7 case filed within 4 years of pending case. 2:16-bk-20351 RK, Filed on 8/3/16 (Vandenstein, Nancy) (Entered: 06/23/2017)
06/23/2017	8	Notice to Filer of Correction Made/No Action Required: Debtors dba entered on the case management docket to match Petition PDF. Other - THIS ENTRY IS PROVIDED FOR FUTURE REFERENCE. (RE: related document(s) <u>1</u> Voluntary Petition (Chapter 13) filed by Debtor Mary A Luzuriaga) (Pennington-Jones, Patricia) (Entered: 06/23/2017)
06/23/2017	9	Notice to Filer of Error and/or Deficient Document: Certification About a Financial Management Course for Debtor 1 (Official Form 423) was included with Certificate of Credit Counseling. The Certification About a Financial Management Course for Debtor 1 (Official Form 423) must be filed as a separated docket entry. Other: For future reference, please use the appropriate event code. - (RE: related document(s) <u>3</u> Certificate of

Credit Counseling filed by Debtor Mary A Luzuriaga) (Pennington-Jones, Patricia) (Entered: 06/23/2017)

06/23/2017	<u>11</u> (3 pgs)	Deficiency Notice RE: Debtor's Certification About a Financial Management Course (Official Form 423) Under Bankruptcy Rule Sec. 1007(b)(7) and (c). (BNC) . (RE: related document(s) <u>10</u> Certification About a Financial Management Course for Debtor 1 (Official Form 423) filed by Debtor Mary A Luzuriaga) (Pennington-Jones, Patricia) (Entered: 06/23/2017)
06/25/2017	<u>12</u> (4 pgs)	BNC Certificate of Notice (RE: related document(s) <u>6</u> Meeting (AutoAssign Chapter 13)) No. of Notices: 4. Notice Date 06/25/2017. (Admin.) (Entered: 06/25/2017)
06/25/2017	<u>13</u> (2 pgs)	BNC Certificate of Notice (RE: related document(s) <u>1</u> Voluntary Petition (Chapter 13) filed by Debtor Mary A Luzuriaga) No. of Notices: 1. Notice Date 06/25/2017. (Admin.) (Entered: 06/25/2017)
06/25/2017	<u>14</u> (2 pgs)	BNC Certificate of Notice (RE: related document(s) <u>1</u> Voluntary Petition (Chapter 13) filed by Debtor Mary A Luzuriaga) No. of Notices: 1. Notice Date 06/25/2017. (Admin.) (Entered: 06/25/2017)
06/25/2017	<u>15</u> (4 pgs)	BNC Certificate of Notice (RE: related document(s) <u>11</u> Notice RE: Deficient Debtor's Certification About a Financial Management Course (BNC)) No. of Notices: 1. Notice Date 06/25/2017. (Admin.) (Entered: 06/25/2017)
06/25/2017	<u>16</u> (2 pgs)	BNC Certificate of Notice (RE: related document(s) <u>7</u> Notice of non-entitlement to discharge pursuant to 11 U.S.C. Section 1328(f)(1) or 1328 (f)(2) (BNC)) No. of Notices: 3. Notice Date 06/25/2017. (Admin.) (Entered: 06/25/2017)
07/07/2017	<u>17</u> (3 pgs)	Notice of Hearing Filed by. (Dockery (TR), Kathy) (Entered: 07/07/2017)
07/10/2017	<u>18</u> (1 pg)	Order and Notice of Dismissal for Failure to File Schedules, Statements, and/or Plan - DEBTOR Dismissed (BNC) (Fleming, Lachelle) (Entered: 07/10/2017)
07/12/2017	<u>19</u> (2 pgs)	BNC Certificate of Notice (RE: related document(s) <u>18</u> ORDER and notice of dismissal for failure to file schedules, statements, and/or plan (CACB AutoDismiss) (BNC)) No. of Notices: 3. Notice Date 07/12/2017. (Admin.) (Entered: 07/12/2017)
07/17/2017	<u>20</u> (3 pgs)	Chapter 13 Trustee's Final Report and Account . (Dockery (TR), Kathy) (Entered: 07/17/2017)
07/17/2017	<u>21</u> (1 pg)	Proof of service Filed by (RE: related document(s) <u>20</u> Chapter 13 Trustee's Final Report and Account (batch)). (Dockery (TR), Kathy) (Entered: 07/17/2017)
08/17/2017	22	Bankruptcy Case Closed - DISMISSED. An Order dismissing this case was entered and notice was provided to parties in interest. Since it appears that no further matters are required and that this case remain open, or that the jurisdiction of this Court continue, it is ordered that the Trustee is discharged, bond is exonerated, and the case is closed. (RE: related

PACER Service Center			
Transaction Receipt			
02/28/2022 17:43:15			
PACER Login:	rfraze64	Client Code:	
Description:	Docket Report	Search Criteria:	2:17-bk-17592-SK Fil or Ent: filed From: 11/30/2000 To: 2/28/2022 Doc From: 0 Doc To: 99999999 Term: included Format: html Page counts for documents: included
Billable Pages:	3	Cost:	0.30

**U.S. Bankruptcy Court
Central District of California (Los Angeles)
Bankruptcy Petition #: 2:17-bk-20067-WB**

Assigned to: Julia W. Brand
Chapter 13
Voluntary
Asset

Date filed: 08/16/2017
Date terminated: 09/20/2017
Debtor dismissed: 09/05/2017
341 meeting: 09/13/2017

Debtor disposition: Dismissed for Failure to File
Information

Debtor

Mary Alida Luzuriaga
725 S Valinda Ave
West Covina, CA 91790
LOS ANGELES-CA
SSN / ITIN: xxx-xx-8960

represented by **Neil R Hedtke**
820 N Mountain Ave
Ste 109
Upland, CA 91786
909-579-2233
Fax : 866-618-1622
Email: hedtkelg@gmail.com

Trustee

Nancy K Curry (TR)
1000 Wilshire Blvd., Suite 870
Los Angeles, CA 90017
213-689-3014

U.S. Trustee

United States Trustee (LA)
915 Wilshire Blvd, Suite 1850
Los Angeles, CA 90017
(213) 894-6811

Filing Date	#	Docket Text
08/16/2017	<u>1</u> (13 pgs; 3 docs)	Chapter 13 Voluntary Petition Individual . Fee Amount \$310 Filed by Mary Alida Luzuriaga Summary of Assets and Liabilities (Form 106Sum or 206Sum) due 08/30/2017. Schedule A/B: Property (Form 106A/B or 206A/B) due 08/30/2017. Schedule C: The Property You Claim as Exempt (Form 106C) due 08/30/2017. Schedule D: Creditors Who Have Claims Secured by Property (Form 106D or 206D) due 08/30/2017. Schedule E/F: Creditors Who Have Unsecured Claims (Form 106E/F or 206E/F) due 08/30/2017. Schedule G: Executory Contracts and Unexpired Leases (Form 106G or 206G) due 08/30/2017. Schedule H: Your Codebtors (Form 106H or 206H) due 08/30/2017. Schedule I: Your Income (Form 106I) due 08/30/2017. Schedule J: Your Expenses (Form 106J) due 08/30/2017. Declaration About an Individual Debtors Schedules (Form 106Dec) due 08/30/2017. Statement of Financial Affairs (Form 107 or 207) due 08/30/2017. Chapter 13 Plan (LBR F3015-1) due by 08/30/2017. Chapter 13 Statement of Your Current Monthly Income and Calculation of Commitment Period (Form 122C-1) Due: 08/30/2017. Declaration by

		Debtors as to Whether Income was Received from an Employer within 60-Days of the Petition Date (LBR Form F1002-1) due by 08/30/2017. Verification of Master Mailing List of Creditors (LBR Form F1007-1) due 08/30/2017. Incomplete Filings due by 08/30/2017. (Hedtke, Neil) (Entered: 08/16/2017)
08/16/2017	<u>2</u> (1 pg)	Electronic Filing Declaration (LBR Form F1002-1) Filed by Debtor Mary Alida Luzuriaga. (Hedtke, Neil) (Entered: 08/16/2017)
08/16/2017	<u>3</u> (1 pg)	Certificate of Credit Counseling Filed by Debtor Mary Alida Luzuriaga. (Hedtke, Neil) (Entered: 08/16/2017)
08/16/2017	4	Statement About Your Social Security Number (Official Form 121) Filed by Debtor Mary Alida Luzuriaga. (Hedtke, Neil) (Entered: 08/16/2017)
08/16/2017	<u>5</u> (2 pgs)	Declaration by Debtor as to Whether Debtor(s) Received Income From an Employer Within 60 Days of Petition (LBR Form F1002-1) Filed by Debtor Mary Alida Luzuriaga (RE: related document(s) <u>1</u> Voluntary Petition (Chapter 13)). (Hedtke, Neil) (Entered: 08/16/2017)
08/16/2017		Receipt of Voluntary Petition (Chapter 13)(2:17-bk-20067) [misc,volp13] (310.00) Filing Fee. Receipt number 45407667. Fee amount 310.00. (re: Doc# <u>1</u>) (U.S. Treasury) (Entered: 08/16/2017)
08/16/2017	<u>6</u> (3 pgs)	Meeting of Creditors with 341(a) meeting to be held on 09/13/2017 at 11:00 AM at RM 1, 915 Wilshire Blvd., 10th Floor, , Los Angeles, CA 90017. Confirmation hearing to be held on 10/11/2017 at 10:00 AM at Ctrrm 1375, 255 E Temple St., Los Angeles, CA 90012. Proof of Claim due by 12/12/2017. (Hedtke, Neil) (Entered: 08/16/2017)
08/17/2017		Notice of Debtor's Prior Filings for debtor Mary Alida Luzuriaga Case Number <u>17-17592</u> , Chapter 13 filed in California Central Bankruptcy on 06/22/2017 , Dismissed for Failure to File Information on 07/10/2017; Case Number <u>16-20351</u> , Chapter 7 filed in California Central Bankruptcy on 08/03/2016 , Standard Discharge on 11/18/2016.(Admin) (Entered: 08/17/2017)
08/17/2017	<u>7</u> (1 pg)	Notice of non-entitlement to discharge pursuant to 11 U.S.C. Section 1328(f)(1) or 1328 (f)(2) (BNC) (Jones, Phyllis R.) (Entered: 08/17/2017)
08/19/2017	<u>8</u> (4 pgs)	BNC Certificate of Notice (RE: related document(s) <u>6</u> Meeting (AutoAssign Chapter 13)) No. of Notices: 5. Notice Date 08/19/2017. (Admin.) (Entered: 08/19/2017)
08/19/2017	<u>9</u> (2 pgs)	BNC Certificate of Notice (RE: related document(s) <u>1</u> Voluntary Petition (Chapter 13) filed by Debtor Mary Alida Luzuriaga) No. of Notices: 1. Notice Date 08/19/2017. (Admin.) (Entered: 08/19/2017)
08/19/2017	<u>10</u> (2 pgs)	BNC Certificate of Notice (RE: related document(s) <u>1</u> Voluntary Petition (Chapter 13) filed by Debtor Mary Alida Luzuriaga) No. of Notices: 1. Notice Date 08/19/2017. (Admin.) (Entered: 08/19/2017)
08/19/2017	<u>11</u> (2 pgs)	BNC Certificate of Notice (RE: related document(s) <u>7</u> Notice of non-entitlement to discharge pursuant to 11 U.S.C. Section 1328(f)(1) or 1328 (f)(2) (BNC)) No. of Notices: 4. Notice Date 08/19/2017. (Admin.) (Entered: 08/19/2017)

08/23/2017	<u>12</u> (3 pgs)	Declaration RE Filing of Tax Returns and Payment of Domestic Support Obligations (Preconfirmation) Filed by Debtor Mary Alida Luzuriaga. (Hedtke, Neil) (Entered: 08/23/2017)
08/24/2017	<u>13</u> (2 pgs)	Chapter 13 Trustee's Notice of Requirements <i>with proof of service</i> . (Curry (TR), Nancy) (Entered: 08/24/2017)
09/05/2017	<u>14</u> (1 pg)	Order and Notice of Dismissal for Failure to File Schedules, Statements, and/or Plan - DEBTOR Dismissed (BNC) (Fleming, Lachelle) (Entered: 09/05/2017)
09/07/2017	<u>15</u> (2 pgs)	BNC Certificate of Notice (RE: related document(s) <u>14</u> ORDER and notice of dismissal for failure to file schedules, statements, and/or plan (CACB AutoDismiss) (BNC)) No. of Notices: 4. Notice Date 09/07/2017. (Admin.) (Entered: 09/07/2017)
09/18/2017	<u>16</u> (4 pgs)	Chapter 13 Trustee's Final Report and Account . (Curry (TR), Nancy) (Entered: 09/18/2017)
09/20/2017	17	Bankruptcy Case Closed - DISMISSED. An Order dismissing this case was entered and notice was provided to parties in interest. Since it appears that no further matters are required and that this case remain open, or that the jurisdiction of this Court continue, it is ordered that the Trustee is discharged, bond is exonerated, and the case is closed. (RE: related document(s) <u>6</u> Meeting (AutoAssign Chapter 13)) (Ly, Lynn) (Entered: 09/20/2017)

PACER Service Center			
Transaction Receipt			
02/28/2022 17:45:26			
PACER Login:	rfrazee64	Client Code:	
Description:	Docket Report	Search Criteria:	2:17-bk-20067-WB Fil or Ent: filed From: 11/30/2000 To: 2/28/2022 Doc From: 0 Doc To: 99999999 Term: included Format: html Page counts for documents: included
Billable Pages:	2	Cost:	0.20

Exhibit D

**U.S. Bankruptcy Court
Central District of California (Los Angeles)
Bankruptcy Petition #: 2:19-bk-14089-VZ**

Assigned to: Vincent P. Zurzolo
Chapter 13
Voluntary
Asset

Date filed: 04/10/2019
Date terminated: 07/16/2020
Debtor dismissed: 03/11/2020
341 meeting: 05/16/2019

Debtor disposition: Dismissed for Other Reason

Debtor

Mary Alida Luzuriaga
725 S Valinda Ave.
West Covina, CA 91790
LOS ANGELES-CA
SSN / ITIN: xxx-xx-8960

represented by **Thomas B Ure**

Ure Law Firm
800 West 6th Street, Ste. 940
Los Angeles, CA 90017
213-202-6070
Fax : 213-202-6075
Email: tbuesq@aol.com

Trustee

Nancy K Curry (TR)
1000 Wilshire Blvd., Suite 870
Los Angeles, CA 90017
213-689-3014

U.S. Trustee

United States Trustee (LA)
915 Wilshire Blvd, Suite 1850
Los Angeles, CA 90017
(213) 894-6811

Filing Date	#	Docket Text
04/10/2019	<u>1</u> (14 pgs; 3 docs)	Chapter 13 Voluntary Petition Individual . Fee Amount \$310 Filed by Mary Alida Luzuriaga Summary of Assets and Liabilities (Form 106Sum or 206Sum) due 04/24/2019. Schedule A/B: Property (Form 106A/B or 206A/B) due 04/24/2019. Schedule C: The Property You Claim as Exempt (Form 106C) due 04/24/2019. Schedule D: Creditors Who Have Claims Secured by Property (Form 106D or 206D) due 04/24/2019. Schedule E/F: Creditors Who Have Unsecured Claims (Form 106E/F or 206E/F) due 04/24/2019. Schedule G: Executory Contracts and Unexpired Leases (Form 106G or 206G) due 04/24/2019. Schedule H: Your Codebtors (Form 106H or 206H) due 04/24/2019. Schedule I: Your Income (Form 106I) due 04/24/2019. Schedule J: Your Expenses (Form 106J) due 04/24/2019. Declaration About an Individual Debtors Schedules (Form 106Dec) due 04/24/2019. Statement of Financial Affairs (Form 107 or 207) due 04/24/2019. Chapter 13 Plan (LBR F3015-1) due by 04/24/2019. Chapter 13 Statement of Your Current Monthly Income and Calculation of Commitment Period (Form 122C-1) Due: 04/24/2019. Disclosure of Compensation of Attorney for Debtor (Form 2030) due 04/24/2019.

Declaration by Debtors as to Whether Income was Received from an Employer within 60-Days of the Petition Date (LBR Form F1002-1) due by 04/24/2019. Incomplete Filings due by 04/24/2019. (Ure, Thomas) (Entered: 04/10/2019)

04/10/2019	<u>2</u> (1 pg)	Certificate of Credit Counseling Filed by Debtor Mary Alida Luzuriaga. (Ure, Thomas) (Entered: 04/10/2019)
04/10/2019	<u>3</u>	Statement About Your Social Security Number (Official Form 121) Filed by Debtor Mary Alida Luzuriaga. (Ure, Thomas) (Entered: 04/10/2019)
04/10/2019	<u>5</u> (3 pgs)	Meeting of Creditors with 341(a) meeting to be held on 05/16/2019 at 11:00 AM at RM 1, 915 Wilshire Blvd., 10th Floor, , Los Angeles, CA 90017. Confirmation hearing to be held on 05/11/2020 at 09:00 AM at Crtrm 1368, 255 E Temple St., Los Angeles, CA 90012. Proof of Claim due by 06/19/2019. (Ure, Thomas) (Entered: 04/10/2019)
04/11/2019		Notice of Debtor's Prior Filings for debtor Mary Alida Luzuriaga Case Number <u>17-17592</u> , Chapter 13 filed in California Central Bankruptcy on 06/22/2017 , Dismissed for Failure to File Information on 07/10/2017; Case Number <u>17-20067</u> , Chapter 13 filed in California Central Bankruptcy on 08/16/2017 , Dismissed for Failure to File Information on 09/05/2017; Case Number <u>16-20351</u> , Chapter 7 filed in California Central Bankruptcy on 08/03/2016 , Standard Discharge on 11/18/2016.(Admin) (Entered: 04/11/2019)
04/11/2019	<u>4</u> (1 pg)	Notice of non-entitlement to discharge pursuant to 11 U.S.C. Section 1328(f)(1) or 1328 (f)(2) Debtor previously received a discharge under Chapter 7 LA 16-20351-RK filed on 8/3/2016; discharged on 11/18/2016 (BNC) (Lewis, Litaun) (Entered: 04/11/2019)
04/11/2019	<u>6</u> (2 pgs)	Chapter 13 Trustee's Notice of Requirements <i>with proof of service</i> . (Curry (TR), Nancy) (Entered: 04/11/2019)
04/11/2019	<u>7</u> (1 pg)	Request for courtesy Notice of Electronic Filing (NEF) Filed by Smith, Valerie. (Smith, Valerie) (Entered: 04/11/2019)
04/11/2019		Receipt of Voluntary Petition (Chapter 13)(2:19-bk-14089) [misc,volp13] (310.00) Filing Fee. Receipt number 48858664. Fee amount 310.00. (re: Doc# <u>1</u>) (U.S. Treasury) (Entered: 04/11/2019)
04/13/2019	<u>8</u> (4 pgs)	BNC Certificate of Notice (RE: related document(s) <u>5</u> Meeting (AutoAssign Chapter 13)) No. of Notices: 2. Notice Date 04/13/2019. (Admin.) (Entered: 04/13/2019)
04/13/2019	<u>9</u> (2 pgs)	BNC Certificate of Notice (RE: related document(s) <u>1</u> Voluntary Petition (Chapter 13) filed by Debtor Mary Alida Luzuriaga) No. of Notices: 1. Notice Date 04/13/2019. (Admin.) (Entered: 04/13/2019)
04/13/2019	<u>10</u> (2 pgs)	BNC Certificate of Notice (RE: related document(s) <u>1</u> Voluntary Petition (Chapter 13) filed by Debtor Mary Alida Luzuriaga) No. of Notices: 1. Notice Date 04/13/2019. (Admin.) (Entered: 04/13/2019)
04/13/2019	<u>11</u> (2 pgs)	BNC Certificate of Notice (RE: related document(s) <u>4</u> Notice of non-entitlement to discharge pursuant to 11 U.S.C. Section 1328(f)(1) or 1328

(1)(2) (BNC)) No. of Notices: 1. Notice Date 04/13/2019. (Admin.)
(Entered: 04/13/2019)

04/19/2019	<u>12</u> (2 pgs)	Request for special notice Filed by Creditor MTGLQ INVESTORS, L.P. (Ferry, Sean) (Entered: 04/19/2019)
04/24/2019	<u>13</u> (3 pgs)	Notice of Rescheduled §341(a) Meeting of Creditors with proof of service Filed by Trustee Nancy K Curry (TR). (Curry (TR), Nancy) (Entered: 04/24/2019)
04/24/2019	<u>14</u> (15 pgs)	Chapter 13 Plan (LBR F3015-1). Filed by Debtor Mary Alida Luzuriaga (RE: related document(s) Chapter 13 Voluntary Petition Individual . Fee Amount \$310 Filed by Mary Alida Luzuriaga Summary of Assets and Liabilities (Form 106Sum or 206Sum) due 04/24/2019. Schedule A/B: Property (Form 106A/B or 206A/B) due 04/24/2019. Schedule C: The Property You Claim as Exempt (Form 106C) due 04/24/2019. Schedule D: Creditors Who Have Claims Secured by Property (Form 106D or 206D) due 04/24/2019. Schedule E/F: Creditors Who Have Unsecured Claims (Form 106E/F or 206E/F) due 04/24/2019. Schedule G: Executory Contracts and Unexpired Leases (Form 106G or 206G) due 04/24/2019. Schedule H: Your Codebtors (Form 106H or 206H) due 04/24/2019. Schedule I: Your Income (Form 106I) due 04/24/2019. Schedule J: Your Expenses (Form 106J) due 04/24/2019. Declaration About an Individual Debtors Schedules (Form 106Dec) due 04/24/2019. Statement of Financial Affairs (Form 107 or 207) due 04/24/2019. Chapter 13 Plan (LBR F3015-1) due by 04/24/2019. Chapter 13 Statement of Your Current Monthly Income and Calculation of Commitment Period (Form 122C-1) Due: 04/24/2019. Disclosure of Compensation of Attorney for Debtor (Form 2030) due 04/24/2019. Declaration by Debtors as to Whether Income was Received from an Employer within 60-Days of the Petition Date (LBR Form F1002-1) due by 04/24/2019. Incomplete Filings due by 04/24/2019.). (Ure, Thomas) (Entered: 04/24/2019)
04/24/2019	<u>15</u> (6 pgs)	Rights and responsibilities agreement between chapter 13 debtors and their attorneys Filed by Debtor Mary Alida Luzuriaga. (Ure, Thomas) (Entered: 04/24/2019)
04/24/2019	<u>16</u> (36 pgs)	Chapter 13 Statement of Your Current Monthly Income and Calculation of Commitment Period for 3 Years, Disposable Income Is Not Determined (Official Form 122C-1) , Declaration About an Individual Debtor's Schedules (Official Form 106Dec) , Disclosure of Compensation of Attorney for Debtor (Official Form 2030) , Schedule A/B Individual: Property (Official Form 106A/B or 206A/B) , Schedule C: The Property You Claimed as Exempt (Official Form 106C) , Schedule D Individual: Creditors Who Have Claims Secured by Property (Official Form 106D or 206D) , Schedule E/F Individual: Creditors Who Have Unsecured Claims (Official Form 106F or 206F) , Schedule G Individual: Executory Contracts and Unexpired Leases (Official Form 106G or 206G) , Schedule H Individual: Your Codebtors (Official Form 106H or 206H) , Schedule I Individual: Your Income (Official Form 106I) , Schedule J: Your Expenses (Official Form 106J) , Summary of Assets and Liabilities for Individual (Official Form 106Sum or 206Sum) , Amendment to List of Creditors. Fee Amount \$31 Filed by Debtor Mary Alida Luzuriaga (RE: related document(s) Voluntary Petition (Chapter 13)). (Ure, Thomas) (Entered: 04/24/2019)
04/24/2019	<u>17</u> (7 pgs)	Statement of Financial Affairs for Individual Filing for Bankruptcy (Official Form 107 or 207) Filed by Debtor Mary Alida Luzuriaga (RE:

		related document(s) <u>1</u> Voluntary Petition (Chapter 13)). (Ure, Thomas) (Entered: 04/24/2019)
04/24/2019	<u>18</u> (2 pgs)	Declaration by Debtor as to Whether Debtor(s) Received Income From an Employer Within 60 Days of Petition (LBR Form F1002-1) Filed by Debtor Mary Alida Luzuriaga (RE: related document(s) <u>1</u> Voluntary Petition (Chapter 13)). (Ure, Thomas) (Entered: 04/24/2019)
04/26/2019		Receipt of Amended List of Creditors (Fee)(2:19-bk-14089-VZ) [misc,amdcn] (31.00) Filing Fee. Receipt number 48945025. Fee amount 31.00. (re: Doc# <u>16</u>) (U.S. Treasury) (Entered: 04/26/2019)
05/08/2019	<u>19</u> (22 pgs)	Debtor's notice of section 341(a) meeting and hearing on confirmation of chapter 13 plan with copy of chapter 13 plan Filed by Debtor Mary Alida Luzuriaga. (Ure, Thomas) (Entered: 05/08/2019)
05/08/2019	<u>20</u> (3 pgs)	Declaration RE Filing of Tax Returns and Payment of Domestic Support Obligations (Preconfirmation) Filed by Debtor Mary Alida Luzuriaga. (Ure, Thomas) (Entered: 05/08/2019)
05/28/2019	<u>21</u> (4 pgs)	Objection to Confirmation of Chapter 13 Plan <i>with proof of service</i> . (Curry (TR), Nancy) (Entered: 05/28/2019)
06/26/2019	<u>22</u> (36 pgs; 2 docs)	Notice of motion and motion for relief from the automatic stay with supporting declarations PERSONAL PROPERTY RE: 2018 TOYOTA RAV4 <i>with Proof of Service</i> . Fee Amount \$181, Filed by Creditor TOYOTA LEASE TRUST (Attachments: # <u>1</u> Exhibit) (Loftis Pacheco, Erica) (Entered: 06/26/2019)
06/26/2019		Receipt of Motion for Relief from Stay - Personal Property(2:19-bk-14089-VZ) [motion,nmpp] (181.00) Filing Fee. Receipt number 49291463. Fee amount 181.00. (re: Doc# <u>22</u>) (U.S. Treasury) (Entered: 06/26/2019)
06/27/2019	<u>23</u>	Hearing Set (RE: related document(s) <u>22</u> Motion for Relief from Stay - Personal Property filed by Creditor TOYOTA LEASE TRUST) The Hearing date is set for 7/23/2019 at 09:30 AM at Ctrrm 1368, 255 E Temple St., Los Angeles, CA 90012. The case judge is Vincent P. Zurzolo (Johnson, Tina R.) (Entered: 06/27/2019)
07/02/2019	<u>24</u> (3 pgs)	Notice of Requirement to Complete Course in Financial Management (Auto VAN-105) (BNC). (AutoDocket, User) (Entered: 07/02/2019)
07/05/2019	<u>25</u> (4 pgs)	BNC Certificate of Notice (RE: related document(s) <u>24</u> Notice of Requirement to Complete Course in Financial Management (Auto VAN-105) (BNC)) No. of Notices: 1. Notice Date 07/05/2019. (Admin.) (Entered: 07/05/2019)
07/09/2019	<u>26</u> (5 pgs)	Response to motion for order to terminate, annul, modify or condition the automatic stay and declaration(s) in support (related document(s): <u>22</u> Notice of motion and motion for relief from the automatic stay with supporting declarations PERSONAL PROPERTY RE: 2018 TOYOTA RAV4 <i>with Proof of Service</i> . Fee Amount \$181, filed by Creditor TOYOTA LEASE TRUST) Filed by Debtor Mary Alida Luzuriaga (Ure, Thomas) (Entered: 07/09/2019)

07/26/2019	<u>27</u> (1 pg)	Request for courtesy Notice of Electronic Filing (NEF) Filed by Watson, Kathy. (Watson, Kathy) (Entered: 07/26/2019)
07/26/2019	<u>28</u> (1 pg)	Request for courtesy Notice of Electronic Filing (NEF) Filed by Zilberstein, Kristin. (Zilberstein, Kristin) (Entered: 07/26/2019)
08/06/2019	<u>29</u> (6 pgs; 2 docs)	Notice of lodgment <i>OF ORDER IN BANKRUPTCY CASE RE ORDER GRANTING MOTION FOR RELIEF FROM THE AUTOMATIC STAY UNDER 11 U.S.C. § 362 WITH PROOF OF SERVICE</i> Filed by Creditor TOYOTA LEASE TRUST (RE: related document(s) <u>22</u> Notice of motion and motion for relief from the automatic stay with supporting declarations PERSONAL PROPERTY RE: 2018 TOYOTA RAV4 <i>with Proof of Service</i> . Fee Amount \$181, Filed by Creditor TOYOTA LEASE TRUST (Attachments: # <u>1</u> Exhibit) (Loftis Pacheco, Erica)). (Attachments: # <u>1</u> Exhibit) (Loftis Pacheco, Erica) (Entered: 08/06/2019)
08/06/2019	<u>30</u> (4 pgs)	Declaration re: <i>(SUPPLEMENTAL) IN SUPPORT OF MOTION FOR RELIEF FROM AUTOMATIC STAY With Proof of Service</i> Filed by Creditor TOYOTA LEASE TRUST (RE: related document(s) <u>22</u> Notice of motion and motion for relief from the automatic stay with supporting declarations PERSONAL PROPERTY RE: 2018 TOYOTA RAV4 <i>with Proof of Service</i> . Fee Amount \$181,). (Loftis Pacheco, Erica) (Entered: 08/06/2019)
08/08/2019	<u>31</u> (3 pgs)	Order Granting Motion for relief from the automatic stay PERSONAL PROPERTY (BNC-PDF) (Related Doc # <u>22</u>) Signed on 8/8/2019 (Smith, Cynthia Joyce) (Entered: 08/08/2019)
08/10/2019	<u>32</u> (4 pgs)	BNC Certificate of Notice - PDF Document. (RE: related document(s) <u>31</u> Motion for relief from the automatic stay PERSONAL PROPERTY (BNC-PDF)) No. of Notices: 1. Notice Date 08/10/2019. (Admin.) (Entered: 08/10/2019)
09/13/2019	<u>33</u> (8 pgs)	Application for Compensation <i>Application of Attorney for Debtor for Additional Fees and Related Expenses In A Pending Chapter 13 Case Subject To A Rights And Responsibilities Agreement (RARA) [11 U.S.C. § 330(a)(4)(B); LBR 3015-1(v)(2)]</i> for Thomas B Ure, Debtor's Attorney, Period: to, Fee: \$1,817.00, Expenses: \$22.80. Filed by Debtor Mary Alida Luzuriaga (Ure, Thomas) (Entered: 09/13/2019)
09/13/2019	<u>34</u> (15 pgs)	Notice of Opportunity To Request a Hearing On Motion (LBR 9013-1(o)) Filed by Debtor Mary Alida Luzuriaga (RE: related document(s) <u>33</u> Application for Compensation <i>Application of Attorney for Debtor for Additional Fees and Related Expenses In A Pending Chapter 13 Case Subject To A Rights And Responsibilities Agreement (RARA) [11 U.S.C. § 330(a)(4)(B); LBR 3015-1(v)(2)]</i> for Thomas B Ure, Debtor's Attorney, Period: to, Fee: \$1,817.00, Expenses: \$22.80. Filed by Debtor Mary Alida Luzuriaga). (Ure, Thomas) (Entered: 09/13/2019)
10/01/2019	<u>35</u> (32 pgs)	Declaration That No Party Requested a Hearing on Motion (LBR 9013-1(o)(3)) Filed by Debtor Mary Alida Luzuriaga (RE: related document(s) <u>33</u> Application for Compensation <i>Application of Attorney for Debtor for Additional Fees and Related Expenses In A Pending Chapter 13 Case Subject To A Rights And Responsibilities Agreement (RARA) [11 U.S.C. § 330(a)(4)(B); LBR 3015-1(v)(2)]</i> f). (Ure, Thomas) (Entered: 10/01/2019)

10/07/2019	<u>36</u> (2 pgs)	Order Granting Application of Attorney For Debtor For Additional Fees And Related Expenses in a Pending Chapter 13 Case Subject to a Rights And Responsibilities Agreement (BNC-PDF) (Related Doc # <u>33</u>) for Thomas B Ure, fees awarded: \$1817.00, expenses awarded: \$0 Signed on 10/7/2019. (Carranza, Shemainee) (Entered: 10/07/2019)
10/09/2019	<u>37</u> (3 pgs)	BNC Certificate of Notice - PDF Document. (RE: related document(s) <u>36</u> Order on Application for Compensation (BNC-PDF)) No. of Notices: 1. Notice Date 10/09/2019. (Admin.) (Entered: 10/09/2019)
10/21/2019	<u>38</u> (49 pgs)	Notice of motion and motion for relief from the automatic stay with supporting declarations REAL PROPERTY RE: 725 S Valinda Ave., West Covina, CA 91790 . Fee Amount \$181, Filed by Creditor US Bank Trust NA (Jaquez, Lemuel) (Entered: 10/21/2019)
10/21/2019		Receipt of Motion for Relief from Stay - Real Property(2:19-bk-14089-VZ) [motion,nmrp] (181.00) Filing Fee. Receipt number 49955973. Fee amount 181.00. (re: Doc# <u>38</u>) (U.S. Treasury) (Entered: 10/21/2019)
10/21/2019	39	Hearing Set (RE: related document(s) <u>38</u> Motion for Relief from Stay - Real Property filed by Creditor US Bank Trust NA) The Hearing date is set for 11/19/2019 at 09:30 AM at Ctrm 1368, 255 E Temple St., Los Angeles, CA 90012. The case judge is Vincent P. Zurzolo (Johnson, Tina R.) (Entered: 10/21/2019)
11/07/2019	<u>40</u> (5 pgs)	Response to motion for order to terminate, annul, modify or condition the automatic stay and declaration(s) in support (related document(s): <u>38</u> Notice of motion and motion for relief from the automatic stay with supporting declarations REAL PROPERTY RE: 725 S Valinda Ave., West Covina, CA 91790 . Fee Amount \$181, filed by Creditor US Bank Trust NA) Filed by Debtor Mary Alida Luzuriaga (Ure, Thomas) (Entered: 11/07/2019)
11/18/2019	<u>41</u> (3 pgs)	Substitution of attorney Filed by Debtor Mary Alida Luzuriaga. (Ure, Thomas) (Entered: 11/18/2019)
11/22/2019	<u>42</u> (3 pgs)	Substitution of attorney Filed by Debtor Mary Alida Luzuriaga. (Ure, Thomas) (Entered: 11/22/2019)
12/10/2019	<u>43</u> (7 pgs)	Notice of lodgment Filed by Creditor US Bank Trust NA (RE: related document(s) <u>38</u> Notice of motion and motion for relief from the automatic stay with supporting declarations REAL PROPERTY RE: 725 S Valinda Ave., West Covina, CA 91790 . Fee Amount \$181, Filed by Creditor US Bank Trust NA). (Jaquez, Lemuel) (Entered: 12/10/2019)
12/11/2019	<u>44</u> (7 pgs)	Notice of lodgment Filed by Creditor US Bank Trust NA (RE: related document(s) <u>38</u> Notice of motion and motion for relief from the automatic stay with supporting declarations REAL PROPERTY RE: 725 S Valinda Ave., West Covina, CA 91790 . Fee Amount \$181, Filed by Creditor US Bank Trust NA). (Jaquez, Lemuel) (Entered: 12/11/2019)
12/13/2019	<u>45</u> (5 pgs)	Order Granting Motion for relief from the automatic stay; Settled by Stipulation "for additional information refer to image" REAL PROPERTY (BNC-PDF) (Related Doc # <u>38</u>) Signed on 12/13/2019 (Johnson, Tina R.) (Entered: 12/13/2019)
12/15/2019	<u>46</u>	BNC Certificate of Notice - PDF Document. (RE: related document(s) <u>45</u>

	(6 pgs)	Motion for relief from the automatic stay REAL PROPERTY (BNC-PDF)) No. of Notices: 1. Notice Date 12/15/2019. (Admin.) (Entered: 12/15/2019)
01/29/2020	<u>47</u> (3 pgs)	Trustee's Motion to Dismiss Case <i>with proof of service</i> . (Curry (TR), Nancy) (Entered: 01/29/2020)
02/12/2020	<u>48</u> (4 pgs)	Opposition to (related document(s): <u>47</u> Trustee's Motion to Dismiss Case) <i>Opposition and Notice of Hearing to Trustee's Motion to Dismiss Chapter 13 under §1307(c); Declaration of Thomas B. Ure in Support Thereof</i> Filed by Debtor Mary Alida Luzuriaga (Ure, Thomas) (Entered: 02/12/2020)
02/13/2020	<u>49</u>	Hearing Set (RE: related document(s) <u>47</u> Trustee's Motion to Dismiss Case (batch)) The Hearing date is set for 3/9/2020 at 10:30 AM at Ctrrm 1368, 255 E Temple St., Los Angeles, CA 90012. The case judge is Vincent P. Zurzolo (Johnson, Tina R.) (Entered: 02/13/2020)
03/11/2020	<u>50</u> (1 pg)	ORDER and Notice of dismissal arising from Motion to dismiss chapter 13 (11 U.S.C. Section 1307) - Debtor Dismissed.(BNC) (RE: related document(s) <u>47</u> Trustee's Motion to Dismiss Case (batch)) (Johnson, Tina R.) (Entered: 03/11/2020)
03/13/2020	<u>51</u> (3 pgs)	BNC Certificate of Notice (RE: related document(s) <u>50</u> ORDER and Notice of Dismissal arising from Motion to dismiss Ch 13 (11 U.S.C. Section 1307) (BNC)) No. of Notices: 8. Notice Date 03/13/2020. (Admin.) (Entered: 03/13/2020)
03/17/2020	<u>52</u> (7 pgs)	Application for Compensation <i>Application of Attorney for Debtor for Allowance of Fees and Expenses Following Dismissal or Conversion of Chapter 13 Case Subject To A Rights and Responsibilities Agreement (RARA) [11 U.S.C. § 330(a)(4)(B); LBR 3015-1(q)(6)]</i> for Thomas B Ure, Debtor's Attorney, Period: to, Fee: \$6,000.00, Expenses: \$0.00. Filed by Debtor Mary Alida Luzuriaga (Ure, Thomas) (Entered: 03/17/2020)
03/17/2020	<u>53</u> (14 pgs)	Notice of Opportunity To Request a Hearing On Motion (LBR 9013-1(o)) Filed by Debtor Mary Alida Luzuriaga (RE: related document(s) <u>52</u> Application for Compensation <i>Application of Attorney for Debtor for Allowance of Fees and Expenses Following Dismissal or Conversion of Chapter 13 Case Subject To A Rights and Responsibilities Agreement (RARA) [11 U.S.C. § 330(a)(4)(B); LBR 3015-1(q)(6)]</i> for Thomas B Ure, Debtor's Attorney, Period: to, Fee: \$6,000.00, Expenses: \$0.00. Filed by Debtor Mary Alida Luzuriaga. (Ure, Thomas) (Entered: 03/17/2020)
03/17/2020	<u>54</u> (8 pgs)	Application for Compensation <i>Application of Attorney for Debtor for Additional Fees and Related Expenses In A Pending Chapter 13 Case Subject To A Rights And Responsibilities Agreement (RARA) [11 U.S.C. § 330(a)(4)(B); LBR 3015-1(v)(2)]</i> for Thomas B Ure, Debtor's Attorney, Period: to, Fee: \$2,133.00, Expenses: \$22.70. Filed by Debtor Mary Alida Luzuriaga (Ure, Thomas) (Entered: 03/17/2020)
03/17/2020	<u>55</u> (15 pgs)	Notice of Opportunity To Request a Hearing On Motion (LBR 9013-1(o)) Filed by Debtor Mary Alida Luzuriaga (RE: related document(s) <u>54</u> Application for Compensation <i>Application of Attorney for Debtor for Additional Fees and Related Expenses In A Pending Chapter 13 Case Subject To A Rights And Responsibilities Agreement (RARA) [11 U.S.C. § 330(a)(4)(B); LBR 3015-1(v)(2)]</i> for Thomas B Ure, Debtor's Attorney,

		Period: to, Fee: \$2,133.00, Expenses: \$22.70. Filed by Debtor Mary Alida Luzuriaga). (Ure, Thomas) (Entered: 03/17/2020)
03/19/2020	<u>56</u> (8 pgs)	Application for Compensation <i>Application of Attorney for Debtor for Additional Fees and Related Expenses In A Pending Chapter 13 Case Subject To A Rights And Responsibilities Agreement (RARA) [11 U.S.C. § 330(a)(4)(B); LBR 3015-1(v)(2)]</i> for Thomas B Ure, Debtor's Attorney, Period: to, Fee: \$1,422.00, Expenses: \$22.70. Filed by Debtor Mary Alida Luzuriaga (Ure, Thomas) (Entered: 03/19/2020)
03/19/2020	<u>57</u> (15 pgs)	Notice of Opportunity To Request a Hearing On Motion (LBR 9013-1(o)) Filed by Debtor Mary Alida Luzuriaga (RE: related document(s) <u>56</u> Application for Compensation <i>Application of Attorney for Debtor for Additional Fees and Related Expenses In A Pending Chapter 13 Case Subject To A Rights And Responsibilities Agreement (RARA) [11 U.S.C. § 330(a)(4)(B); LBR 3015-1(v)(2)]</i> for Thomas B Ure, Debtor's Attorney, Period: to, Fee: \$1,422.00, Expenses: \$22.70. Filed by Debtor Mary Alida Luzuriaga). (Ure, Thomas) (Entered: 03/19/2020)
04/07/2020	<u>58</u> (21 pgs)	Declaration That No Party Requested a Hearing on Motion (LBR 9013-1(o)(3)) Filed by Debtor Mary Alida Luzuriaga (RE: related document(s) <u>56</u> Application for Compensation <i>Application of Attorney for Debtor for Additional Fees and Related Expenses In A Pending Chapter 13 Case Subject To A Rights And Responsibilities Agreement (RARA) [11 U.S.C. § 330(a)(4)(B); LBR 3015-1(v)(2)]</i> f). (Ure, Thomas) (Entered: 04/07/2020)
04/07/2020	<u>59</u> (20 pgs)	Declaration That No Party Requested a Hearing on Motion (LBR 9013-1(o)(3)) Filed by Debtor Mary Alida Luzuriaga (RE: related document(s) <u>52</u> Application for Compensation <i>Application of Attorney for Debtor for Allowance of Fees and Expenses Following Dismissal or Conversion of Chapter 13 Case Subject To A Rights and Responsibilities Agreement (RARA) [11 U.S.C. § 330(a)(4)(B); LBR 301]</i> . (Ure, Thomas) (Entered: 04/07/2020)
04/07/2020	<u>60</u> (21 pgs)	Declaration That No Party Requested a Hearing on Motion (LBR 9013-1(o)(3)) Filed by Debtor Mary Alida Luzuriaga (RE: related document(s) <u>54</u> Application for Compensation <i>Application of Attorney for Debtor for Additional Fees and Related Expenses In A Pending Chapter 13 Case Subject To A Rights And Responsibilities Agreement (RARA) [11 U.S.C. § 330(a)(4)(B); LBR 3015-1(v)(2)]</i> f). (Ure, Thomas) (Entered: 04/07/2020)
04/23/2020	<u>61</u> (2 pgs)	Order Granting Application of Attorney For Debtor For Allowance of Fees And Expenses Following Dismissal or Conversion of Chapter 13 Case Subject to a Rights And Responsibilities Agreement (BNC-PDF) (Related Doc # <u>52</u>) for Thomas B Ure, fees awarded: \$6000.00, expenses awarded: \$0 Signed on 4/23/2020. (Carranza, Shemainee) (Entered: 04/23/2020)
04/23/2020	<u>62</u> (2 pgs)	Order Granting Application of Attorney For Debtor For Additional Fees And Related Expenses in a Pending Chapter 13 Case Subject to a Rights And Responsibilities Agreement (BNC-PDF) (Related Doc # <u>54</u>) for Thomas B Ure, fees awarded: \$2133.00, expenses awarded: \$22.70 Signed on 4/23/2020. (Carranza, Shemainee) (Entered: 04/23/2020)
04/23/2020	<u>63</u> (2 pgs)	Order Granting Application of Attorney For Debtor For Additional Fees And Related Expenses in a Pending Chapter 13 Case Subject to a Rights

		And Responsibilities Agreement(BNC-PDF) (Related Doc # <u>56</u>) for Thomas B Ure, fees awarded: \$1422.00, expenses awarded: \$22.70 Signed on 4/23/2020. (Carranza, Shemainee) (Entered: 04/23/2020)
04/25/2020	<u>64</u> (3 pgs)	BNC Certificate of Notice - PDF Document. (RE: related document(s) <u>61</u> Order on Application for Compensation (BNC-PDF)) No. of Notices: 1. Notice Date 04/25/2020. (Admin.) (Entered: 04/25/2020)
04/25/2020	<u>65</u> (3 pgs)	BNC Certificate of Notice - PDF Document. (RE: related document(s) <u>62</u> Order on Application for Compensation (BNC-PDF)) No. of Notices: 1. Notice Date 04/25/2020. (Admin.) (Entered: 04/25/2020)
04/25/2020	<u>66</u> (3 pgs)	BNC Certificate of Notice - PDF Document. (RE: related document(s) <u>63</u> Order on Application for Compensation (BNC-PDF)) No. of Notices: 1. Notice Date 04/25/2020. (Admin.) (Entered: 04/25/2020)
06/09/2020	<u>67</u> (6 pgs)	Notice of Intent to File Trustees Final Report and Account - Chapter 13 Dismissed/Converted <i>with proof of service</i> Filed by Trustee Nancy K Curry (TR). (Curry (TR), Nancy) (Entered: 06/09/2020)
06/09/2020	68	Request for a Certified Copy Fee Amount \$11. The document will be sent via email to :tom@urelawfirm.com: Filed by Debtor Mary Alida Luzuriaga (RE: related document(s) <u>61</u> Order on Application for Compensation (BNC-PDF)). (Ure, Thomas) (Entered: 06/09/2020)
06/09/2020	69	Request for a Certified Copy Fee Amount \$11. The document will be sent via email to :tom@urelawfirm.com: Filed by Debtor Mary Alida Luzuriaga (RE: related document(s) <u>62</u> Order on Application for Compensation (BNC-PDF)). (Ure, Thomas) (Entered: 06/09/2020)
06/09/2020	70	Request for a Certified Copy Fee Amount \$11. The document will be sent via email to :tom@urelawfirm.com: Filed by Debtor Mary Alida Luzuriaga (RE: related document(s) <u>63</u> Order on Application for Compensation (BNC-PDF)). (Ure, Thomas) (Entered: 06/09/2020)
06/09/2020		Receipt of Request for a Certified Copy(2:19-bk-14089-VZ) [misc,paycert] (11.00) Filing Fee. Receipt number 51231261. Fee amount 11.00. (re: Doc# 68) (U.S. Treasury) (Entered: 06/09/2020)
06/09/2020		Receipt of Request for a Certified Copy(2:19-bk-14089-VZ) [misc,paycert] (11.00) Filing Fee. Receipt number 51231261. Fee amount 11.00. (re: Doc# 69) (U.S. Treasury) (Entered: 06/09/2020)
06/09/2020		Receipt of Request for a Certified Copy(2:19-bk-14089-VZ) [misc,paycert] (11.00) Filing Fee. Receipt number 51231261. Fee amount 11.00. (re: Doc# 70) (U.S. Treasury) (Entered: 06/09/2020)
06/09/2020	71	Certified Copy Emailed to tom@urelawfirm.com (Entered: 06/09/2020)
07/15/2020	<u>72</u> (2 pgs)	Declaration re: non-receipt of obj to trustee's final report (Dismissed/Converted Chapter 13 Cases) <i>with proof of service</i> Filed by Trustee Nancy K Curry (TR). (Curry (TR), Nancy) (Entered: 07/15/2020)
07/15/2020	<u>73</u> (4 pgs)	Chapter 13 Trustee's Final Report and Account . (Curry (TR), Nancy) (Entered: 07/15/2020)

07/16/2020

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Main Document

Bankruptcy Case Closed - DISMISSED. An Order dismissing this case was entered and notice was provided to parties in interest. Since it appears that no further matters are required and that this case remain open, or that the jurisdiction of this Court continue, it is ordered that the Trustee is discharged, bond is exonerated, and the case is closed. (RE: related document(s) 5 Meeting (AutoAssign Chapter 13), 22 Motion for Relief from Stay - Personal Property filed by Creditor TOYOTA LEASE TRUST, 38 Motion for Relief from Stay - Real Property filed by Creditor US Bank Trust NA) (Ly, Lynn) (Entered: 07/16/2020)

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Billable Pages:	8	Cost:	0.80